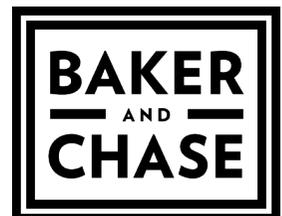




Holtwhites Hill, Enfield

Available

£500,000 (Freehold)





A well-proportioned three-bedroom family home offering versatile living space and a generous rear garden, situated on a quiet residential street in Enfield.

This property offers excellent potential, featuring two generously sized reception rooms that provide flexible space for both relaxing and entertaining. The front reception enjoys a gas fireplace and a large window allowing in plenty of natural light, while the second reception offers convenient access to the kitchen along with useful storage options. The kitchen is fitted with a range of eye and base-level units and has ample space for appliances, with scope for updating to suit personal tastes. A lean-to, accessible via the kitchen, provides additional storage and leads directly out to the rear garden.

Upstairs, there are three well-proportioned bedrooms, each with built-in wardrobes providing valuable storage. The bathroom includes a bath with mixer tap and electric shower, wash basin, and WC, with potential for modernisation. Additional storage cupboards and loft access further add to the practicality of the layout.

Outside, the rear garden features a combination of paved and lawned areas, bordered by mature shrubs and complemented by a timber shed. The front garden is low maintenance with a paved area and raised flower bed.

Situated approximately 0.5 miles from Enfield Town centre, the property is well located for local amenities including a variety of shops, cafes, and restaurants. Families will appreciate the choice of well-regarded schools within a 1-mile radius, while commuters benefit from easy access to Enfield Town and Enfield Chase stations, both around 1 mile away, offering regular services into Central London. Bush Hill Park and Oakwood Park are also within easy reach for leisure and outdoor activities.

This property presents a wonderful opportunity for those looking to put their own stamp on a spacious family home in a popular and well-connected part of Enfield.

Local Authority: London Borough of Enfield
Council Tax Band: D

Porch

Double glazed door leading to inner hallway, carpet

Inner Hallway

Cupboard housing: electric meters and fuse box, electric storage heater, stairs to first floor landing, door to reception 2, carpet

Reception 1

uPVC double glazed window to front aspect, gas fireplace, storage cupboard, access to reception 2

Reception 2

uPVC double glazed window to rear aspect, carpet, electric stone heater, 2x storage cupboards, understairs storage cupboard, access to kitchen

Kitchen

Part-tiled walls, coving to ceiling, 2x double glazed window to side aspect, lino flooring, eye and base level units, stainless steel sink with mixer tap, fitted double electric oven, fitted gas hob, space for washing machine, space for fridge, space for freezer, sliding door leading to WC, double glazed door leading to lean-to

W/C

Part tiled walls, frosted double glazed window to side aspect, lino flooring, low level WC, cupboard housing water cylinder

Lean-To

Sliding double glazed door leading to rear garden, carpet, power points, door to storage area, outside tap

First Floor Landing

2x loft access, storage cupboard, carpet, door to all bedrooms, door to bathroom





Bedroom 1

uPVC double glazed window to front aspect, carpet, fitted wardrobes

Bedroom 2

Coving to ceiling, uPVC double glazed window to rear aspect, carpet, fitted wardrobes

Bedroom 3

uPVC double glazed window to rear aspect, carpet, electric storage heater, fitted wardrobes

Bathroom

Tiled walls, frosted uPVC double glazed window to side aspect, carpet, low level WC, pedestal wash hand basin, bath with mixer tap and shower attachment, electric shower

Rear Garden

Part paved area, part laid to lawn, shrub borders, timber built shed

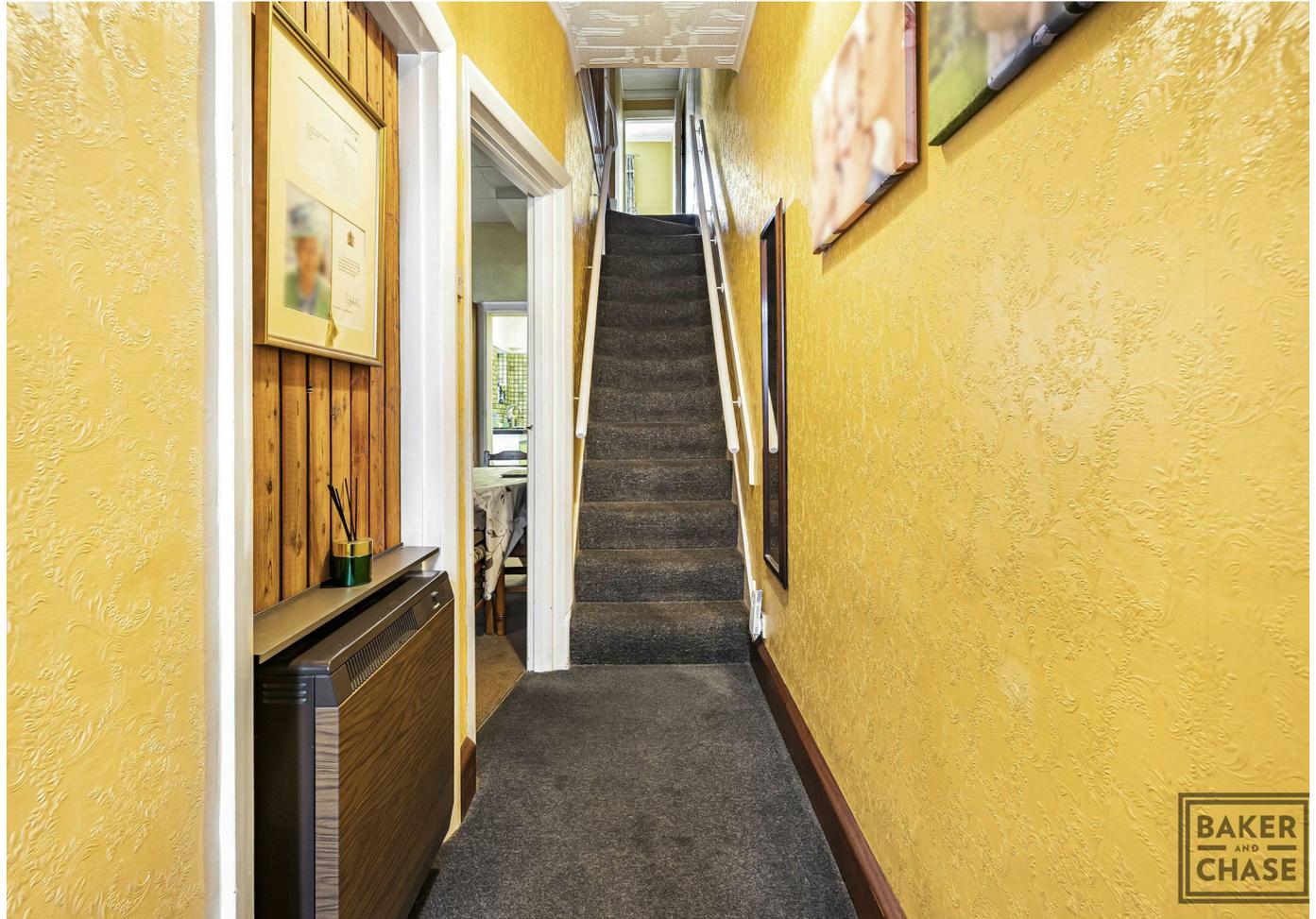
Front Garden

Paved area, raised flower bed, gas meter box

Disclaimer

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or





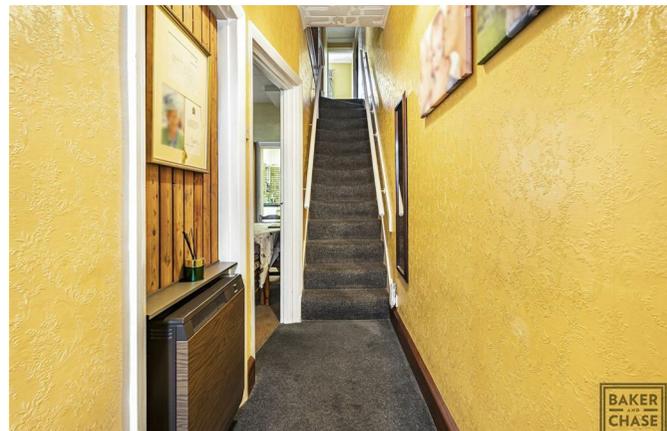


any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.





Approximate Gross Internal Area 1053 sq ft - 97 sq m
Ground Floor Area 565 sq ft - 52 sq m
First Floor Area 488 sq ft - 45 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating E / Local Authority: London Borough of Enfield / Council Tax Band: D

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