



Percival Road, Enfield

Available

£450,000 (Freehold)





A characterful two-bedroom period home with a through lounge, first-floor bathroom and a west-facing garden, offering scope to make your own.

Set on a sought-after road, this freehold two-bedroom period-style home combines character features with scope for personalisation. With a through lounge, first-floor bathroom, and a westerly facing garden, it makes an appealing choice for first-time buyers and downsizers alike.

The ground floor offers a bright and spacious lounge with sash windows to front and rear, feature fireplace, and useful understairs storage, flowing through to a fitted kitchen with integrated oven and hob. A lean-to provides additional storage and utility space.

Upstairs, two well-sized bedrooms are served by a family bathroom complete with underfloor heating, mains-fed shower, and cupboard housing a modern 'Vaillant' boiler.

The rear garden enjoys a westerly aspect, featuring lawn, patio, and a timber shed, while the frontage is neatly paved with shrub borders. Further benefits include gas central heating, original sash windows, and potential for extension (STPP).

Percival Road is well located within 0.6 miles of Bush Hill Park Station for rail links into central London, while Enfield Town's shops, restaurants, and green spaces are all close by. The property falls under Enfield Council (Band D) and is connected to all mains services. Broadband is available locally, and residents benefit from good road access to the A10 and M25.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: D|

Inner Hallway

Wall mounted fusebox, laminate wood flooring, access to lounge.

Lounge

Feature fireplace with surround, two understairs storage cupboards, cupboard housing electric meter, original sash windows to front aspect, original sash window to rear aspect, laminate wood flooring, 3x radiators, stairs to first floor landing, access to kitchen.

Kitchen

Part tiled walls, spotlights to ceiling, original window to rear aspect, tiled flooring, stainless steel sink with mixer tap, eye and base level units, space for dishwasher, space for a freestanding fridge/freezer, fitted electric oven, fitted gas hob with extractor over, door leading to lean-to.

Lean-to

Vinyl flooring, storage units, space for freezer, power and lighting.

First Floor Landing

Carpet, loft access, doors to both bedrooms, door to bathroom.

Bedroom 1

Feature fireplace, 2x original sash windows to front aspect, carpet, 2x radiators.

Bedroom 2

Original sash windows to rear aspect, carpet, radiator.





Bathroom

Part tiled walls, extractor fan, sash window to rear aspect, tiled flooring with underfloor heating, radiator, low level WC, pedestal wash hand basin, panelled bath with mixer tap, mains fed shower, cupboard housing washing machine and 'Vaillant' combination boiler.

Rear Garden

Part paved area, part laid to lawn, further paved area to rear with timber built shed, shrub borders, outside tap.

Front Garden

Paved area, shrub borders, gas meter box.

Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

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.

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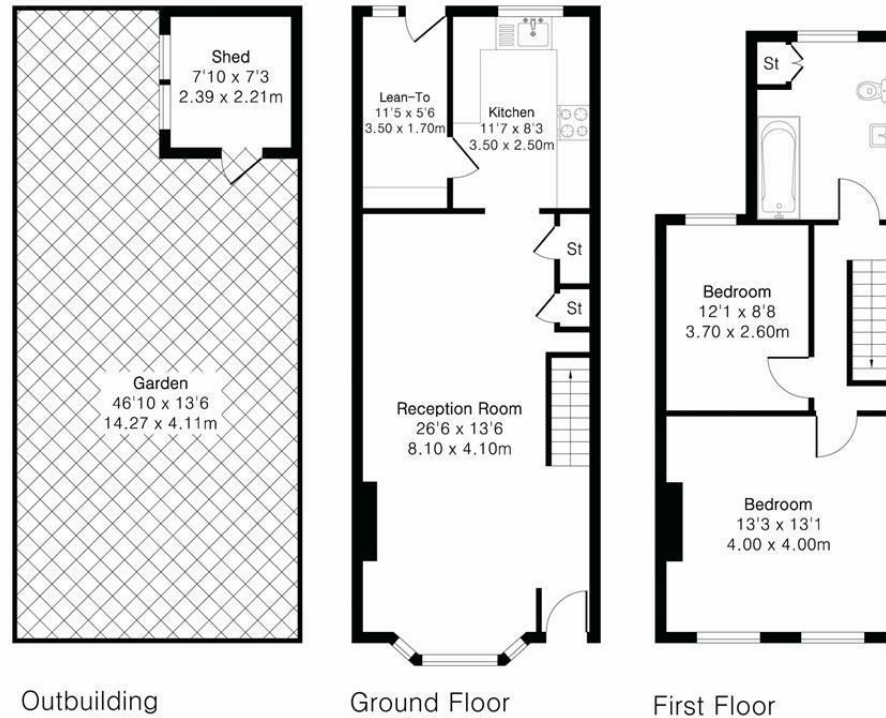


**Approximate Gross Internal Area 917 sq ft - 85 sq m
(Excluding Outbuilding)**

Ground Floor Area 506 sq ft – 47 sq m

First Floor Area 411 sq ft – 38 sq m

Outbuilding Area 57 sq ft – 5 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 C / Local Authority: London Borough of Enfield / Council Tax Band: D