



Pymmes Road, London

Available

Offers in excess of £550,000 (Freehold)





Baker and Chase are delighted to present this 2 bedroom end of terrace Victorian house, located in close proximity to Bowes Park Station.

Baker and Chase are delighted to present this two bedroom end of terrace Victorian house that oozes character and charm. Located in the 'trendy' Bowes Park area, this property is likely to attract interest from first time buyers and young families.

Upon entering, you are greeted by two inviting reception rooms, offering ample space for entertaining and dining with your loved ones. This historic home has been well maintained by its owners and benefits from a utility room, galley style kitchen opening to a summer room.

The property features two double bedrooms, providing a peaceful retreat at the end of a long day. This property is completed with a generous garden mature garden that has the peaceful and tranquil aspect of backing onto private allotments.

Pymmes Road is littered with an abundance of history. Having been the location of The Old Stables, The Old Bakery and The Old Grain Store, which have since been sensitively redeveloped into Pymmes Mews, this charismatic road has managed to keep all its original features. In fact Enfield Council have since decided to place the buildings on the Listed 'Heritage Buildings of historic interest'. Pymmes Road is now home to the famous Old Bakery Gin distillery, which also serves as a pop up bar, so you wont have far to travel to enjoy a summer evening Gin and Tonic with your friends.

This home is located 0.31 miles from Bowes Park train station which takes you in to Moorgate in 20 minutes. Bounds Green underground station that services the Piccadilly Line can also be found 0.4 miles away.

Don't miss out on the chance to make this house your home and experience the best of what Bowes Park has to offer. Contact us today to arrange a viewing and start envisioning your new life in this idyllic location.

Local Authority: Enfield
Council Band: D

Front exterior

Victorian end of terrace house with door to side

Reception Room

13'2" x 10'0"

Original Victorian ceiling coving, Radiator to front under windows. x2 large double glazed windows. Solid oak flooring.

Kitchen/Dining Room

16'4",111'6" x 13'2"

Solid Oak flooring in dining area. Tiled flooring to kitchen. Exposed brick back surface. Integrated fridge. Fitted cupboards. Range cooker.

Lean To

6'1" x 4'7"

Houses washing machine. Ample storage space

Conservatory

10'7" x 7'10"

Brick built structure. Glass roof. Bi-fold doors leading to patio of rear garden.

WC

Downstairs toilet

Bedroom 1

13'2" x 10'0"

2 x Double glazed windows. Wooden flooring. Original coving. Loft hatch access. Fitted wardrobes. Front facing

Bedroom 2

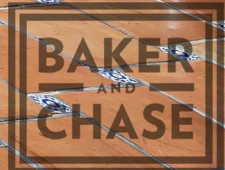
10'0" x 9'3"

Rear facing. Wooden shutters to Sash windows. Ceiling pendant light. Wooden flooring

Bathroom

Split level. Wash basin unit and mirror. Enclosed shower unit. Separate bath tub. Window to rear. Partially tiled





Garden

33'5" x 17'9"

Mature and immaculately looked after garden. Backs on to private allotments. Very secluded and private

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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.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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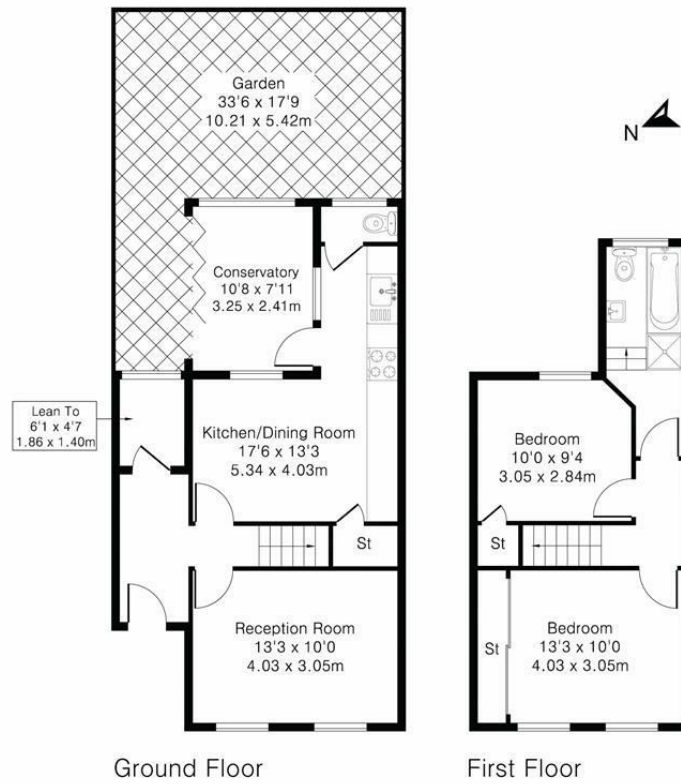
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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





Approximate Gross Internal Area 831 sq ft – 77 sq m
Ground Floor Area 500 sq ft – 46 sq m
First Floor Area 331 sq ft – 31 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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 D / Local Authority: Enfield / Council Tax Band: D

