

## **Hazelwood Lane, Palmers Green, London**

Under Offer (SSTC)

Offers over £375,000 (Leasehold)





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**This beautifully presented ground-floor period maisonette offers a delightful mix of timeless character and modern comfort, making it the perfect home for those seeking both style and convenience.**

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Baker and Chase are proud to present this charming ground floor period conversion on Hazelwood Lane. The property offers a perfect blend of comfort and convenience. This one bedroom maisonette is ideal for individuals or couples seeking a cosy yet spacious living environment.

With original features throughout, such as high ceilings, wooden flooring and doors, the property is enriched with character and charm throughout. The well-appointed reception room provides a welcoming space for relaxation and entertaining guests. The fireplace and picture-railing add to the warmth that this room oozes. The bedroom is thoughtfully designed with built in wardrobes either side of the original cast iron fireplace, to ensure a peaceful retreat. Leading into the kitchen area, you are met with ample dining accommodation, as well as plenty of worktop and cupboard space. Natural light floods in via the rear window, making this area a very inviting room within the property.

This carefully flows into a much sought-after utility space, housing units such as the washing machine, which help to free up space in the kitchen. Access to the garden and patio area is from this point within the property. At the rear of the property, a fully tiled bathroom offers everything one would want to meet their day to day needs.

The location is superb, with easy access to local amenities, transport links, and greenspaces, making it an excellent choice for those who appreciate both urban living and the tranquility of nature. This maisonette is not just a home; it is a lifestyle choice, offering a unique opportunity to reside in one of London's vibrant neighbourhoods. Whether you are a first-time buyer or looking to downsize, this property is sure to impress with its blend of classic charm and modern convenience.

Tenure: Leasehold  
Lease term: 189 years  
Term remaining: 165 years  
Service Charge: NIL  
Ground Rent: NIL  
Local Authority: Enfield  
Council Tax Band: C

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## Front Garden

Crazy paving, with path to front door

## Communal Hallway

Original, hardwood front door to front aspect, secondary door to:

## Internal Hallway

Original tiled floor, under stairs storage, doors to:

## Lounge

15'7" x 14'3"

Original exposed floorboards, double radiator, double glazed bay window, feature fire place, dado rail, picture rail, coving to ceiling, ceiling rose

## Bedroom

15'5" x 10'3"

Original door and window to rear aspect, x2 built in wardrobes, feature fire place, double radiator, picture rail

## Kitchen

11'7" x 9'11"

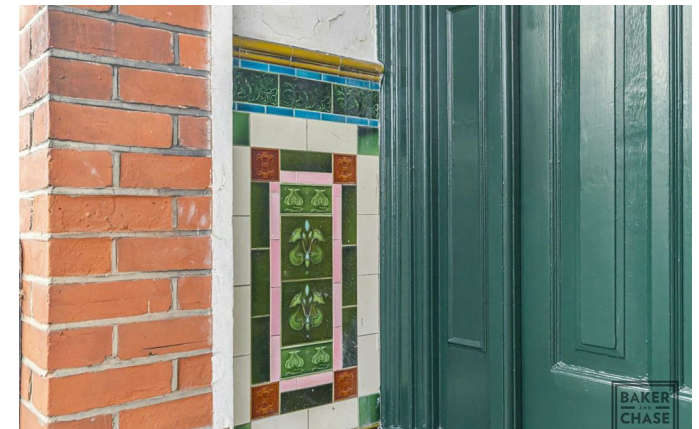
Double glazed window to rear aspect, matching range of wall and base units with Butchers block work surfaces over, Butler sink with mixer tap, radiator, space for fridge freezer, space for Range cooker, with tiled splash backs and built in extractor hood over, which includes downlighting, access to:

## Lobby/Utility

Double glazed UPVC opaque door and window to side aspect, plumbed space for washer/dryer, wall unit, tiled floor, door to:

## Bathroom

Double glazed opaque window to rear aspect, hand basin with mixer tap, low flush w/c, double shower tray, extractor fan, spotlights, heated towel rail









## Garden

Patio area, lawn area, outside tap

## 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.

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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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 680 sq ft - 63 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: C