



Hydefield Close, Winchmore Hill, London

Available

£239,995 (Leasehold - Share of Freehold)





Tucked away in a quiet cul-de-sac, this charming ground floor maisonette with a private garden offers a peaceful retreat with excellent amenities and transport links nearby.

Located in a peaceful cul-de-sac, Hydefield Close offers a charming ground-floor maisonette with direct access to a private garden. This well-presented property features its own front door and a share of the freehold, with an impressive 941-year lease remaining. The layout is both practical and comfortable, ideal for those seeking a quiet, low-maintenance living space.

Upon entering, you are greeted by a welcoming entrance lobby. The studio room boasts a tiled floor and spotlights, along with a built-in fold-down bed complemented by built-in storage on either side, creating a functional and stylish living space.

The hallway, also with a tiled floor, offers two built-in storage cupboards and an airing cupboard for additional convenience. The bathroom is fully tiled and features a bath. It also includes built-in shelved storage and spotlights, enhancing the overall aesthetic.

The kitchen, with a double-glazed door to the rear aspect, offers a fully tiled finish and a range of wall and base units with roll-top work surfaces. There is space for a fridge-freezer, as well as an integrated oven, hob, and extractor hood. Spotlights complete the kitchen, giving it a modern, bright feel. Outside, the private patio garden provides a perfect space to relax, enjoy outdoor meals, or simply unwind.

This chain-free property is perfect for first-time buyers, downsizers, or those seeking a tranquil home with excellent transport links. Winchmore Hill, Edmonton Green, and Bush Hill Park stations are all just 0.9 miles away, providing easy access to central London. Additionally, the area offers a range of local parks, cafes, and restaurants, enhancing the appeal for those looking for both convenience and a quiet living environment.

Tenure: Share of Freehold
Lease Term: 999 years from 29th December 1967
Term Remaining: 941 years (approx)
Service Charge: NIL
Ground Rent: Peppercorn
Local Authority: Enfield
Council Tax Band: B

Front Garden

Small patio garden

Entrance Lobby

Opaque UPVC door and window to side aspect, meter cupboard, door to:

Studio Room

Tiled floor, double glazed window to front aspect, spotlights, built-in fold-down bed with matching built-in storage either side, access to:

Hallway

Tiled floor, x2 built-in storage cupboards plus airing cupboard, doors to:

Bathroom

Fully tiled, double glazed opaque window to rear aspect, bath with mixer tap and shower over, hand basin with mixer tap, low flush w/c, spotlights, built-in shelved storage.

Kitchen

Fully tiled, double glazed door and window to rear aspect, matching range of wall and base units with roll top work surfaces over, space for fridge freezer, integrated oven, hob, and extractor hood, plumbed spaces for dishwasher and washer/dryer, 1 1/2 stainless steel sink and drainer with mixer tap, spotlights.

Garden

Patio garden.

Garage En-bloc

Single garage, with up and over door

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.

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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VAT: The VAT position relating to the property may change without notice

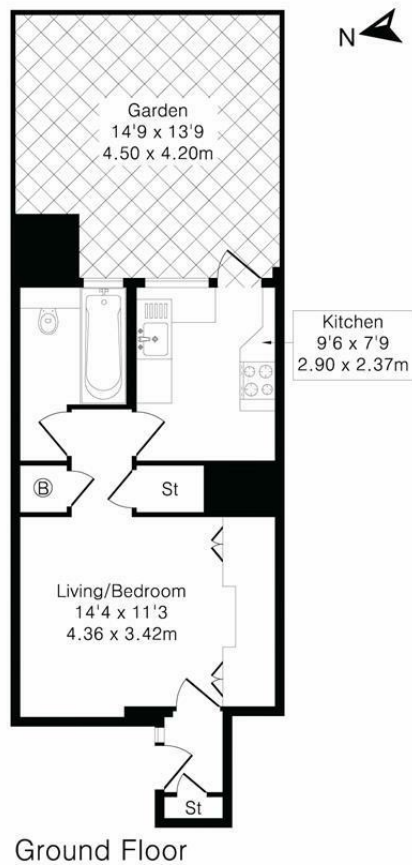
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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Approximate Gross Internal Area 361 sq ft - 34 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 E / Local Authority: Enfield / Council Tax Band: B