



Pasteur Gardens, London

Under Offer (SSTC)

£475,000 (Freehold)





A three-bedroom freehold house with a full-width rear extension, garage, and significant potential to modernise.

Coming to the market for the first time in 55 years, this three-bedroom freehold house offers generous proportions, a full-width rear extension, and excellent potential for modernisation, making it a suitable option for buyers looking to refurbish and create a long-term family home.

The ground floor features a traditional layout including a front lounge with bay window, a separate dining room with sliding doors and fireplace, and a retro-fitted kitchen with space for appliances. The extended rear living room provides additional flexible space and direct access to the garden.

Upstairs, the property offers three well-sized bedrooms, two with bay windows and one with built-in wardrobes, along with a bathroom, separate WC, and airing cupboard. Loft access is available from the landing, offering further potential subject to the usual consents.

Externally, the rear garden is mainly laid to lawn with mature shrubs, pathways, a shed, and access to a garage via a service road. The front garden is lawned with a paved path and flower beds.

Pasteur Gardens benefits from access to nearby shops, cafés, supermarkets, and amenities along Green Lanes. Several bus routes provide connections towards Wood Green, Palmers Green, Enfield Town, and Turnpike Lane. The area also offers strong transport links via Wood Green and Turnpike Lane Underground Stations (Piccadilly Line), providing direct services into central London. Road connections are convenient, with easy access to the A10, A406 North Circular, and M25.

Local Authority: London Borough of Enfield
Council Tax: E

Front Garden

Mainly laid to lawn with crazy paved path to front door, brick-built boundary wall and flower beds.

Porch

Hardwood door and opaque windows to front aspect, door to:

Hallway

Opaque wood frame door and window to front aspect, coving to ceiling, stairs to first floor, doors to:

Lounge

Bay window to front aspect, coving to ceiling, radiator.

Dinning Room

Coving to ceiling, ceiling rose, two sets of sliding doors at either end, marble surround electric feature fireplace, two radiators.

Kitchen

Tiled splash backs, matching range of retro wall and base units with work surfaces over, 1½ stainless steel sink and drainer, wall-mounted Concord boiler, spaces for appliances.

Extended Living Room

Coving to ceiling, double glazed door and window to rear aspect, double radiator.

First Floor Landing

Loft access, doors to remaining rooms.

Bedroom 1

Coving to ceiling, bay window to front aspect, radiator, wall lights, built-in wardrobes with matching bedroom furniture (at additional cost - if wanted).

Bedroom 2

Coving to ceiling, double glazed window to rear aspect, radiator, feature fireplace.

Bedroom 3

Coving to ceiling, feature bay window to front aspect, radiator.





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Bathroom

Double glazed window to rear aspect, radiator, hand basin, panelled bath with mixer tap and shower attachment plus shower screen, airing cupboard.

Separate WC

Fully tiled, double glazed window to rear aspect, radiator, low flush WC.

Garden

Mainly laid to lawn, mature shrub borders, paved pathways, garden shed, garden pond, access to:

Garage

Up and over door, door to garden, accessed via service road.

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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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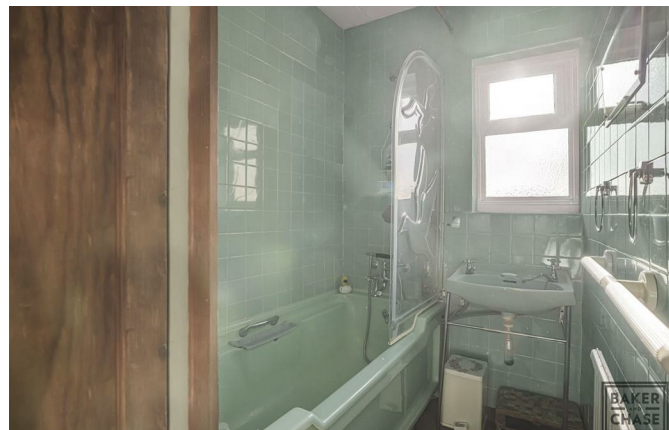
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Approximate Gross Internal Area 1284 sq ft - 120 sq m
(Excluding Garage)
Ground Floor Area 749 sq ft - 70 sq m
First Floor Area 535 sq ft - 50 sq m
Garage Area 147 sq ft - 14 sq m



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: E

