



## Youngmans Close, Enfield

Under Offer (SSTC)

Offers in excess of £500,000 (Freehold)





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**A three-bedroom 1960s-style family home with garage in block, private rear garden, and excellent potential for further development (STPP), ideally positioned just 0.3 miles from Gordon Hill Station.**

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Tucked away in a peaceful cul-de-sac, this 1960s-style three-bedroom home offers a well-balanced layout, a private garden, and the added benefit of a garage in a nearby block.

Inside, the property is arranged over two floors. The ground floor features a bright lounge with direct access to the garden, alongside a fitted kitchen with an integrated fridge/freezer, oven, hob, and space for further appliances. There's also useful understairs storage.

Upstairs are three bedrooms, two doubles and a single, served by a family bathroom with bath, mains-fed shower, and heated towel rail. Additional features include double glazing, gas central heating via a "Vaillant" boiler, and loft access.

Outside, the rear garden provides a patio, lawn, shrub borders, and a timber shed, with the benefit of gated rear pedestrian access. The front is paved, while a garage is located in a nearby block, ideal for parking or storage.

Youngmans Close is within 0.3 miles of Gordon Hill Station, offering direct services into central London. Enfield Town's shops, restaurants, and cafés are close at hand, as are green spaces including Hilly Fields and Chase Green. The property is also well placed for local schools and road links via the A10 and M25.

A versatile three-bedroom home in a sought-after location, with plenty of potential to update or extend (STPP).

Tenure: Freehold

Local Authority: Local Borough Enfield

Council Tax Band: D

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## Porch

Double glazed door leading to inner hallway, tiled flooring.

## Inner Hallway

Understairs storage cupboard housing fusebox, electric and gas meters, archway to kitchen, doors to lounge, laminate wood flooring, radiator, stairs to first floor landing.

## Lounge

uPVC double glazed door leading to rear garden, laminate wood flooring, radiator.

## Kitchen

Eye and base level units, cupboard housing "Vaillant" boiler, integrated fridge/freezer, fitted electric oven, fitted gas hob with extractor over, space for washing machine, stainless steel sink with mixer tap, spotlights to ceiling, underlighting, uPVC double glazed window to front aspect, laminate wood flooring, radiator.

## First Floor Landing

Loft access, carpet, doors to all bedrooms, doors to bathroom.

## Bedroom 1

Storage cupboard, uPVC double glazed window to rear aspect, carpet, radiator.

## Bedroom 2

uPVC double glazed window to front aspect, carpet, radiator.

## Bedroom 3

uPVC double glazed window to rear aspect, carpet, radiator.

## Bathroom

Tiled walls, extractor fan, frosted uPVC double glazed window to front aspect, tiled flooring, heated towel rail, low level WC, wash hand basin with mixer tap, panelled bath with mixer tap, mains fed shower.





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## Rear Garden

Paved patio area, rest laid to lawn, shrub borders, outside tap, timber built shed, gate leading to rear pedestrian access.

## Front Garden

Paved area.

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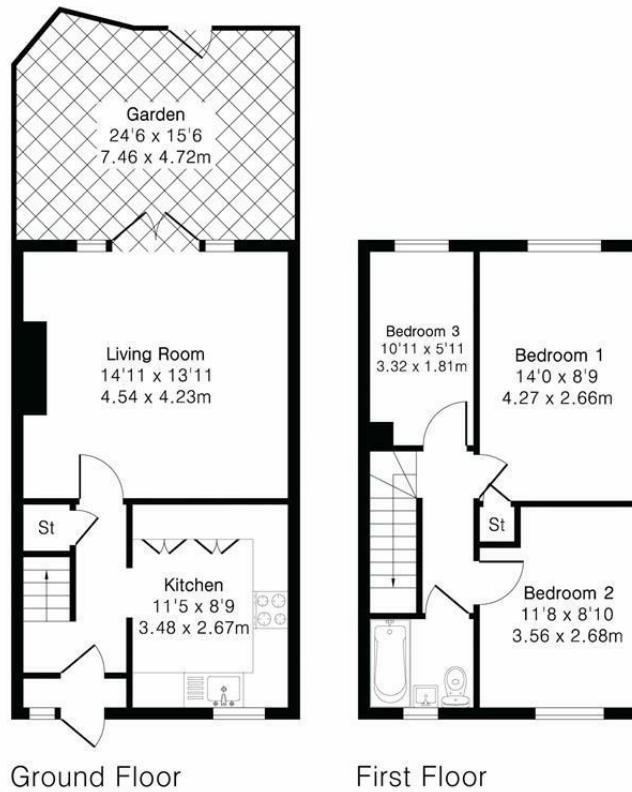
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Approximate Gross Internal Area 764 sq ft - 70 sq m**

Ground Floor Area 382 sq ft – 35 sq m

First Floor Area 382 sq ft – 35 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

