



Manor Road, Enfield

Available

£525,000 (Freehold)





Three bedroom, semi-detached house, offered to the market chain free.

Nestled on the desirable Manor Road in Enfield, this three-bedroom semi-detached home offers a wonderful opportunity for families and investors alike. The property boasts a well-thought-out layout that maximises space and comfort.

As you enter, you will find a welcoming atmosphere that flows throughout the home. The ground floor enjoys a spacious through lounge leading to a modern kitchen. The first floor features a conveniently located bathroom, making it practical for family living. Each of the three bedrooms is generously sized, providing ample room for relaxation and personalisation.

This property is being sold chain-free, allowing for a smooth and efficient purchase process. The location is particularly appealing, with excellent schools nearby, making it an ideal choice for families seeking a nurturing environment for their children.

Additionally, this home presents potential for further development, whether you wish to extend or enhance the existing space to suit your needs. The garden offers a blank canvas for outdoor enthusiasts to create their own private retreat.

In summary, this semi-detached house on Manor Road is a fantastic opportunity for those looking to settle in a vibrant community with great amenities. Enfield Chase Station is within a 15 minute walk away (Moorgate Line) and Chase side offers a variety of local shops and restaurants including Holtwhite's bakery and Zaza Italian restaurant.

Local Authority: London Borough of Enfield
Council Tax Band: D

Inner Hallway

Laminate wood flooring, radiator, coving to ceiling, understairs storage cupboard housing: fuse box, electric and gas meters, stairs to first floor landing, door to lounge.

Lounge

Laminate wood flooring, coving to ceiling, two radiators, UPVC double glazed windows to front aspect, UPVC double glazed door leading to rear garden, access to kitchen.

Kitchen

Laminate wood flooring, UPVC double glazed window to rear aspect, part-tiled walls, eye and base level units, wall mounted "Vaillant" boiler, stainless steel sink with mixer tap, fitted electric oven, fitted gas hob with extractor over, frosted UPVC double glazed door leading to side access, space for washing machine.

First Floor Landing

Loft access, carpet, frosted UPVC double glazed window to side aspect, coving to ceiling doors to all bedrooms, door to shower room.

Bedroom One

Carpet, radiator, UPVC double glazed windows to front aspect, fitted wardrobes.

Bedroom Two

UPVC double glazed window to rear aspect, radiator, carpet, storage cupboard.

Bedroom Three

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





Shower Room

Lino flooring, part-tiled walls, frosted UPVC double glazed window to side aspect, heated towel rail, low level WC, wash hand basin with mixer tap, walk-in shower cubicle with mains fed shower.

Front Garden

Paved area.

Rear Garden

Paved patio area, outside tap, shrub borders, side gate leading to front garden.

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

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





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AND
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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.

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. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

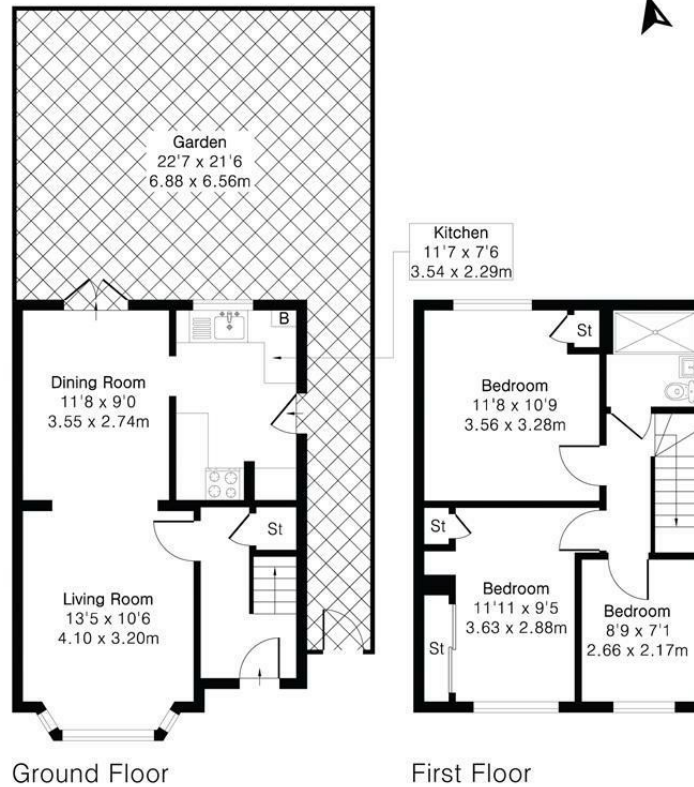
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Approximate Gross Internal Area 810 sq ft - 75 sq m

Ground Floor Area 407 sq ft – 38 sq m

First Floor Area 403 sq ft – 37 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 D / Local Authority: London Borough of Enfield / Council Tax Band: D

