



## Hallside Road, Enfield

Under Offer (SSTC)

£350,000 (Freehold)

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**A well-proportioned two-bedroom ground floor maisonette with its own front door, private front and rear outdoor spaces, and a quiet residential setting near Forty Hall.**

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Located on the peaceful Hallside Road in Enfield, this ground floor home offers a practical layout and generous accommodation throughout, making it ideal for first-time buyers, downsizers, or investors.

The property opens into an inner hallway with access to all rooms. At the rear, a bright lounge with uPVC double doors provides direct access to the outdoor area, while the separate kitchen is fitted with base and wall units, space for appliances, and a door leading to the side access. Both bedrooms are positioned at the front of the property and feature fitted storage, laminate wood flooring, and double glazing. A three-piece bathroom with panelled bath and shower completes the internal space.

Externally, the property benefits from its own front and rear outdoor areas. The rear garden includes a paved patio, lawn, shed, and side access, while the front features lawn and pebbled sections with mature planting. Additional features include gas central heating via a 'Vokera' boiler, uPVC double glazing, and side access housing the external gas meter.

Hallside Road offers excellent connectivity, with easy access to the A10 and M25 for commuters. Enfield Town's shopping and amenities are a short drive away, and the beautiful Forty Hall Estate is within close proximity, ideal for weekend walks and leisure.

A rare opportunity to secure a spacious, ground floor maisonette with private entrances and outdoor space in a desirable and well-connected Enfield location.

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

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## Front Garden

Part pebble stone area, part laid to lawn, conifer tree, side gate leading to side access housing: gas meter.

## Inner Hallway

Doors to all rooms, radiator, laminate wood flooring.

## Lounge

uPVC double glazed doors leading to rear garden, laminate wood flooring, radiator, television aerial point.

## Kitchen

Brick effect tiles, uPVC double glazed window to rear aspect, uPVC double glazed door leading to side access, wood flooring, wall mounted 'Vokera' boiler, eye and base level units, sink with mixer tap, space for washing machine, space for dishwasher, space for electric oven and hob, radiator, cupboard housing: fuse box and electric meter.

## Bedroom 1

uPVC double glazed window to front aspect, laminate wood flooring, radiator, fitted wardrobe.

## Bedroom 2

uPVC double glazed window to front aspect, laminate wood flooring, radiator, fitted shelving.

## Bathroom

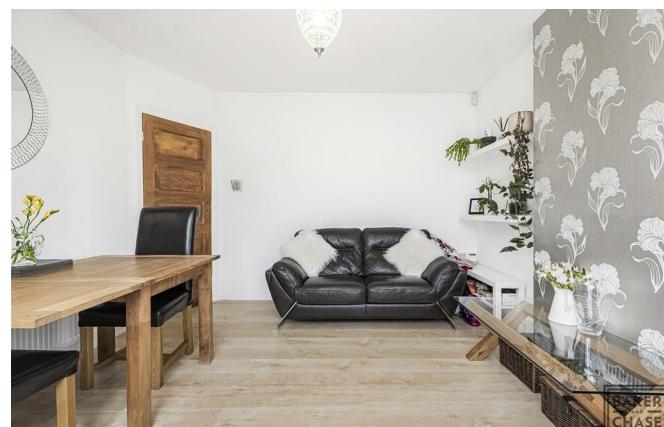
Tiled walls, frosted uPVC double glazed window to rear aspect, vinyl flooring, low level WC, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, extractor fan.

## Rear Garden

Part paved area, rest laid to lawn, part stone pebble area, timber built shed, outside tap, power point, gate leading to side access.

## Disclaimer

Consumer Protection from Unfair Trading





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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. They may however be available by separate negotiation.

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.

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

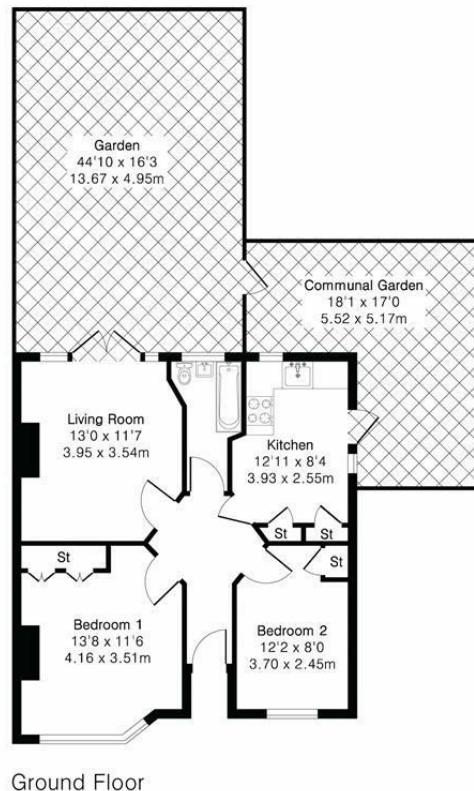




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Approximate Gross Internal Area 595 sq ft - 55 sq m



Ground Floor



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: C



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