

Parsonage Lane, Enfield

Available

£600,000 (Freehold)

BAKER AND CHASE



An excellent opportunity to acquire a spacious family home in a well-connected Enfield location.

A well-presented three-bedroom semi-detached home offering spacious accommodation and practical features, ideally suited to family living.

Situated on Parsonage Lane, Enfield, this three-bedroom semi-detached property offers well-proportioned accommodation, including two reception rooms, providing versatile space for both relaxing and entertaining. The second reception room benefits from a feature fireplace, adding character to the living space.

The kitchen incorporates a useful breakfast bar, while a separate downstairs shower room adds practicality to the ground floor. Upstairs, the master bedroom benefits from built-in wardrobes, with the second bedroom also featuring built-in storage.

Externally, the property boasts a spacious rear garden, offering plenty of room for outdoor activities and entertaining, together with a useful garden shed for additional storage.

The property is well positioned for access to local amenities, schools, green spaces and public transport links. Transport connections include Enfield Town Station, approximately 0.4 miles away, Enfield Chase Station, approximately 0.5 miles away, and Gordon Hill Station, approximately 0.5 miles away. Local bus stops are also available along Parsonage Lane and Chase Side Avenue.

Nearby cafés include The Green Room Café & Bistro and Baker Street Café. Restaurants include Zaza Italian Restaurant and Chaseside Indian Restaurant. Local schools include St George's Catholic Primary School, St Andrew's CofE Primary School, Enfield Grammar School and Enfield County School for Girls. Green spaces include Enfield Town Park and Forty Hall Estate.

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

Exterior
Double driveway

Porch
Entrance to hallway.

Hallway
Stairs to left hand side, laminate flooring, coving, picture rails, door leading to first reception, understairs storage housing meters and fusebox.

Reception One
Laminate flooring, radiator, coving, spotlights, uPVC double glazed window.

Shower Room
Low level WC, vanity unit wash basin, shower cubicle, tiled flooring, radiator, tiled walls, heated towel rail, extractor fan.

Utility Area
Boiler, plumbed for washing machine, radiator.

Kitchen
Tiled flooring, skylight, spotlights, integrated oven & grill, five-hob gas cooker, built in extractor fan, double drainer sink with mixer tap, radiator, breakfast bar, french doors leading to decking/garden, splash back tiles, plumbed for dishwasher.

Reception Two
Gas fireplace, laminate flooring, radiator.

First Floor Landing
Carpet, radiator, uPVC double glazed window to rear aspect, access to loft.

Bedroom Two
uPVC double glazed window, radiator, carpet, built in storage, picture rail.








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Master Bedroom
uPVC curved bay window radiator, carpet, built-in wardrobes.

Bedroom Three
Single room, uPVC double glazed window, radiator, laminate flooring, coving.

Bathroom
Shower cubicle, pedestal wash basin, low level WC, tiled flooring, bathtub with mixer tap, uPVC double glazed textured obscure glass window, fully tiled walls, radiator.

Garden
Decking, mainly paved, shed, side access, north east facing 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.

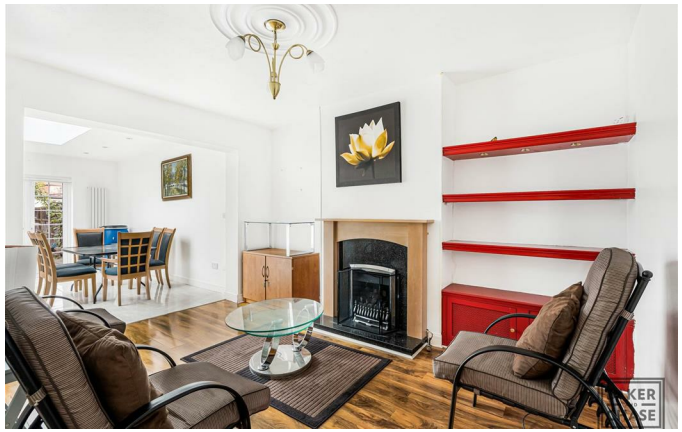
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Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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.

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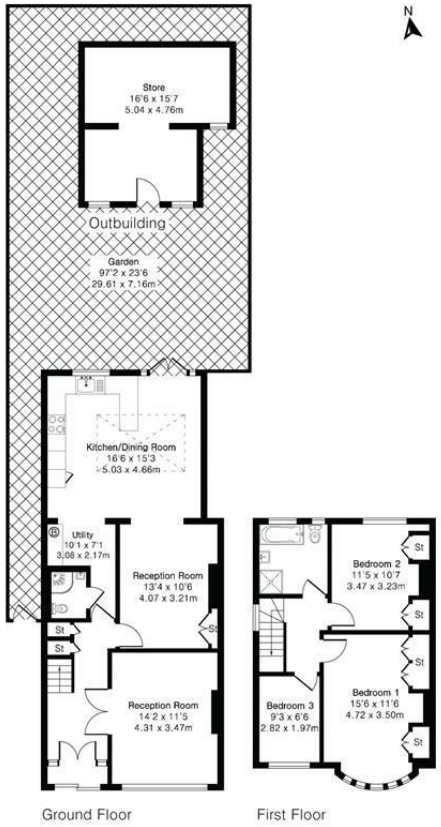

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Approximate Gross Internal Area 1257 sq ft - 117 sq m
(Excluding Outbuilding)
Ground Floor Area 774 sq ft – 72 sq m
First Floor Area 483 sq ft – 45 sq m
Outbuilding Area 228 sq ft – 21 sq m



PINKPLAN

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.

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EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: D

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