



## **Carterhatch Lane, Enfield**

Available

£360,000 (Leasehold)





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## Two-bedroom maisonette with off-street parking and in close proximity to Forty Hall Estate.

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Located on Carterhatch Lane in Enfield, this two-bedroom maisonette offers a blend of comfort and convenience. With its own private entrance, this ground-floor property is perfect for those seeking a low-maintenance lifestyle while enjoying the benefits of outdoor space.

The maisonette features a well-proportioned reception room, providing an inviting area for relaxation and entertaining. The two bedrooms are thoughtfully designed, offering ample space. The property also includes a modern bathroom, ensuring all essential amenities are readily available.

One of the standout features of this home is the direct access to a private rear garden, ideal for enjoying sunny days or hosting gatherings. Additionally, the property benefits from side access, enhancing the convenience of outdoor living. Off-street parking is also available, providing added convenience for residents and visitors alike.

Situated in close proximity to Forty Hall Estate, residents can enjoy the beauty of nature and outdoor activities right on their doorstep. Furthermore, the property boasts excellent transport links to the A10 and M25, making commuting to central London and beyond straightforward.

This maisonette presents an excellent opportunity for first-time buyers, small families, or those looking to downsize without compromising on quality of life. With its appealing features and prime location, this property is well worth a visit.

Tenure: Leasehold

Lease Term: Started in 1958 with a lease of 999 years.

Term Remaining: 931 years remaining.

Service Charge: Not payable.

Ground Rent: £40 a year.

Local Authority: London Borough of Enfield.

Council Tax Band: C

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## Front

Paved for off-street parking for one car, gas meter box.

## Inner Hallway

Wood flooring, radiator, cupboard housing: fuse box, electric meter and water stopcock, door to lounge, door to kitchen, doors to both bedrooms, door to bathroom.

## Lounge

Woos flooring, radiator, uPVC double glazed window to front aspect.

## Kitchen

Wood flooring, spotlights to ceiling uPVC double glazed door leading to rear garden, eye and base level units, part-tiled walls, integrated fridge/freezer, integrated dishwasher, integrated washing machine, fitted electric oven, fitted induction hob with extractor oven, sink with mixer tap, cupboard housing 'Baxi' boiler, vertical radiator.

## Bedroom One

uPVC double glazed windows to side aspect, wood flooring, radiator.

## Bedroom Two

Wood flooring, radiator, uPVC double glazed window to flat aspect.

## Bathroom

Tiled flooring, tiled walls, frosted uPVC double glazed window to rear aspect, extractor fan, heated towel rail, low level WC, wash hand basin with meter tap, walk-in shower cubicle with mains fed shower.

## Rear Garden

Outside tap, power point, side gated, part-paved area, rest laid to lawn.

## 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.







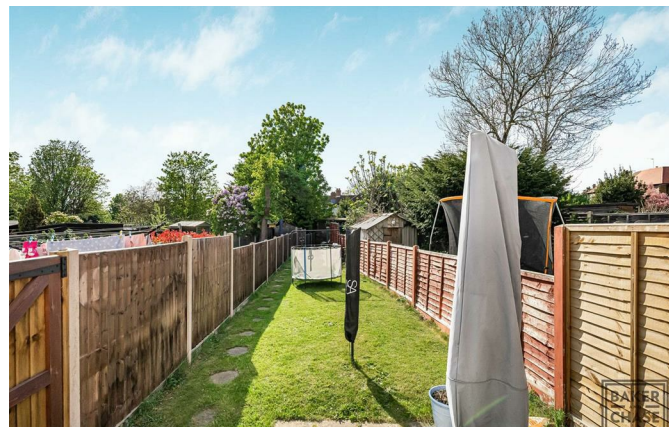
c. Loft access is not generally permitted unless express permission is requested.

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.

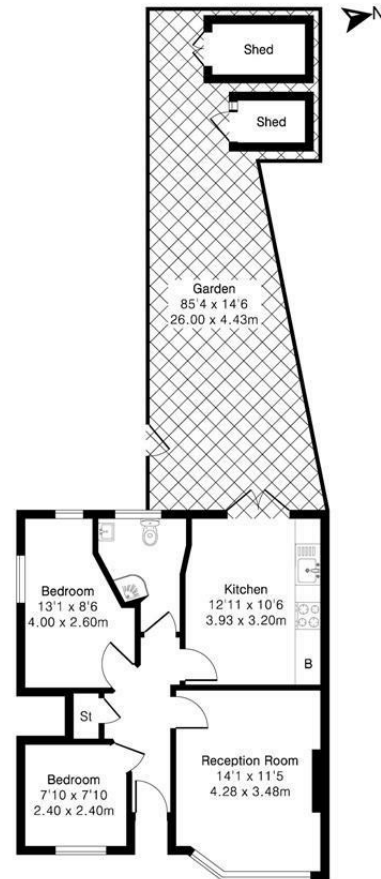
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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 573 sq ft - 53 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: C

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