



Hoe Lane, Enfield

Available

Offers in excess of £500,000 (Freehold)





Set on a substantial plot, this three-bedroom end-of-terrace house offers flexible accommodation across two floors, generous outdoor space, and potential for further enhancement (STPP)

A well-presented three-bedroom end-of-terrace house occupying a generous plot in Enfield. Offering versatile accommodation across two floors, this property combines practical living spaces with extensive outdoor areas, along with potential for further enhancement, subject to the necessary consents.

The ground floor comprises an inner hallway providing access to the lounge and kitchen, with the kitchen leading to an adjoining utility room housing the combination boiler and offering additional storage. The layout provides both practical and flexible spaces across the ground floor.

On the first floor, three bedrooms are served by a modern shower room, complete with a mains-fed walk-in shower, heated towel rail, and contemporary fittings. The property benefits from double glazing and gas central heating throughout.

Externally, the property features a paved front garden providing off-street parking for two vehicles and gated access to the side garden. The rear garden combines lawn and paved areas, includes a timber shed, and allows gated access to the front and side. The size and layout of the plot may appeal to buyers seeking additional garden space or exploring potential options for extension or development, subject to planning permission.

Conveniently located close to Forty Hall Estate, local amenities, and transport links, the property is approximately 0.6 miles from Turkey Street Overground Station, providing connections into central London and beyond. Other nearby stations include Southbury and Enfield Town, offering further travel options.

This home provides flexible accommodation, well-proportioned bedrooms, and extensive outdoor areas, presenting opportunities for buyers to personalise or enhance the property according to their requirements.

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

Front Garden

Paved for off street parking for 2 cars, access to side garden.

Inner Hallway

Coving to ceiling, stairs to first floor landing, door to lounge, door to kitchen, radiator, laminate wood flooring.

Lounge

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

Kitchen

Coving to ceiling, double glazed window to front aspect, frosted double glazed window to side aspect, part - tiled walls, eye and base level units, sink with mixer tap, space for dishwasher, space for washer dryer, space for electric oven and hob, door to utility room, radiator, lino flooring.

Utility Room

Frosted double glazed window to side aspect, wall mounted 'Vaillant' combination boiler, cupboard housing : fuse box, electric and gas meters, further storage cupboard, double glaze door leading to rear garden, lino flooring.

First Floor Landing

Loft access, double glazed window to front aspect, storage cupboard, doors to all bedrooms, door to shower room, carpet.

Bedroom 1

Coving to ceiling, double glazed window to rear aspect, radiator.

Bedroom 2

Coving to ceiling, double glazed window to rear aspect, radiator, carpet.





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Bedroom 3

Coving to ceiling, double glazed window to front aspect, fitted cupboard, radiator, carpet.

Shower Room

Spotlights to ceiling, frosted double glazed window to side aspect, radiator, heated towel rail, low level WC, pedestal wash hand basin, walk in shower cubicle with mains fed shower, extractor fan, part tiled walls, vinyl flooring.

Rear Garden

Gate leading to side and front garden, timber built shed, part paved area, part laid to lawn.

Front and Side Garden

Outside tap, laid to lawn.

Disclaimer

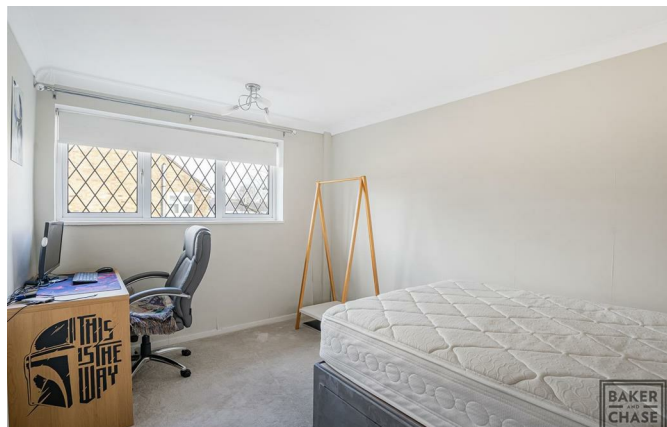
Viewings: In consideration of the current owner/occupants, please note:

- 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





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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.

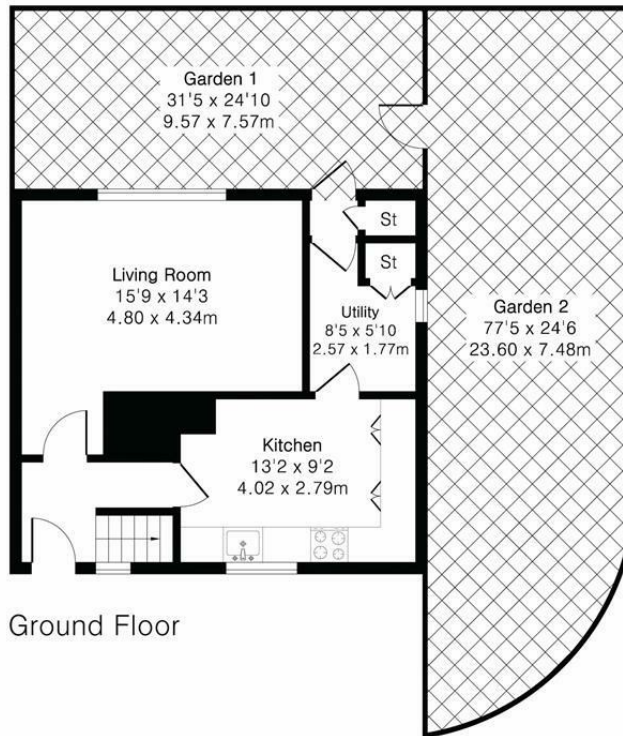
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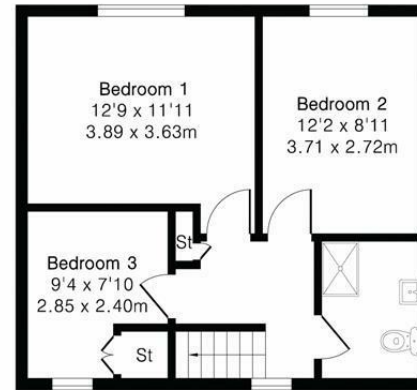
Approximate Gross Internal Area 896 sq ft - 84 sq m

Ground Floor Area 448 sq ft – 42 sq m

First Floor Area 448 sq ft – 42 sq m



Ground Floor



First 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: D

