



Percival Road, Enfield

Available

£500,000 (Freehold)

**BAKER
AND
CHASE**



This period-style three-bedroom home on Percival Road offers a perfect combination of space, charm, and future potential, ideally located for easy commuting and access to local amenities.

Offered chain-free, this attractive period terraced home on Percival Road provides generous living space, a flexible layout, and excellent transport links, making it an ideal choice for buyers seeking a long-term family home in a well-connected part of Enfield.

The ground floor opens into a welcoming inner hallway, leading through to a spacious through-lounge with windows to both the front and rear aspects. The lounge benefits from a feature fireplace, fitted storage cupboards, and under-stairs storage, providing practicality, while offering ample space for living/dining. At the rear, the kitchen is well arranged with integrated appliances, plentiful worktop and storage space, and direct access to a useful lean-to, which provides additional utility and storage space, as well as convenient access to the rear garden.

On the first floor, two well-proportioned bedrooms overlook the front and rear of the property, accompanied by a modern family bathroom with both a bath and a separate walk-in shower. The loft floor hosts a generous principal suite with roof and rear windows, an en-suite shower room, and underfloor heating, creating a comfortable and private space.

Externally, the rear garden combines patio and lawn areas, perfect for outdoor dining, with additional storage via a timber shed. The front garden has been recently updated, enhancing the home's kerb appeal. The property further benefits from newly installed double-glazed windows and a new rear door, and is offered in good working order throughout, with certificates and servicing documentation available on request. There is also scope for further development (STPP).

Conveniently located close to local schools, parks, shops, and amenities, and approximately 0.6 miles from Bush Hill Park railway station, which provides direct links into central London, this home offers a well-balanced combination of space, flexibility, and connectivity for families.

Local Authority: Enfield

Tax Band: D

Inner Hallway

Laminate wood flooring, stairs to first floor landing, doors to lounge.

Lounge/Dining Room

Laminate wood flooring, uPVC double glazed windows to front and rear aspects, radiator, gas fireplace with surround, shelving, two fitted storage cupboards, understairs storage cupboard, further cupboard housing: electric meter and fuse box, access to kitchen.

Kitchen

Lino flooring, uPVC double glazed window to rear aspect, radiator, eye and base level units, part tiled walls, cupboard housing 'Worcester' boiler, fitted electric oven, fitted electric hob with extractor over, integrated dishwasher, door leading to lean-to.

Utility Room/Lean-to

Lino flooring, plumbed for washing machine and dryer, door leading to rear garden.

First Floor Landing

Part carpet, part wood flooring, stairs to second floor landing, doors to bedrooms one and two, door to bathroom.

Bedroom 2

Laminate wood flooring, uPVC double glazed window to front aspect, radiator.

Bedroom 3

Laminate wood flooring, double glazed window to rear aspect, radiator.

Bathroom

Tiled flooring, part tiled walls, heated towel rail, frosted uPVC double glazed window to rear aspect, low level WC, paneled bath with mixer tap, walk-in shower cubicle with mains fed shower, wash hand basin with mixer tap and storage under.





BAKER
AND
CHASE

Second Floor Landing

Laminate wood flooring, uPVC double glazed window to rear aspect, door to bedroom three.

Bedroom 1

Laminate wood flooring (with underfloor heating), uPVC double glazed window to rear aspect, Velux window to front aspect, spotlights to ceiling, radiator, door to en-suite.

En-suite

Tiled flooring (with underfloor heating), part tiled walls, double glazed window to front aspect, radiator, low level WC, wash hand basin with mixer tap and storage under, heated towel rail, walk-in shower cubicle with mains fed shower, spotlights to ceiling, extractor fan.

Rear Garden

Part paved patio area, part laid to lawn, outside tap, shrub borders, timber-built shed, further paved area to rear.

Front Garden

Decking boards, stone pebble borders, gas meter box.

Disclaimer

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

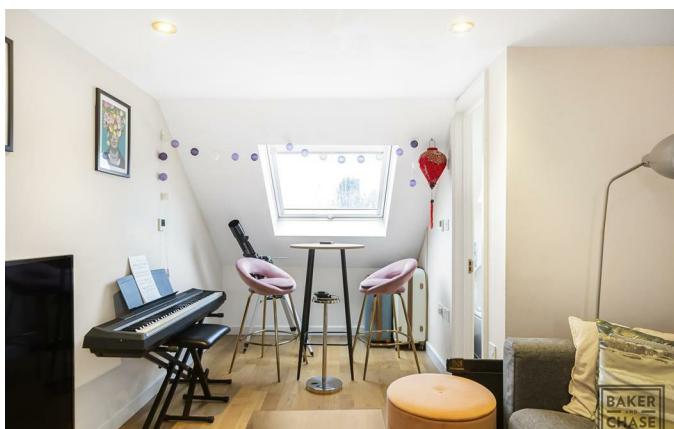
- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

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





BAKER — AND — CHASE



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.

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.



Approximate Gross Internal Area 1206 sq ft - 112 sq m

Ground Floor Area 508 sq ft - 47 sq m

First Floor Area 429 sq ft - 40 sq m

Second Floor Area 269 sq ft - 25 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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



161 Chase Side, Enfield EN2 0PW
Tel: 020 3637 1100
Email: info@bakerandchase.co.uk
www.bakerandchase.co.uk

