



Halifax Road, Enfield

Available

£550,000 (Freehold)





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The property is being sold on a chain free basis, viewings are highly recommended.

The accommodation begins with a spacious through lounge reception room, complete with stylish plantation shutters, double glazed sash windows, gas fireplace and offers ample space for dining. Double doors provide access to a welcomed extended space, complete with underfloor heating, hosts an incredibly convenient utility area, downstairs cloakroom and modern kitchen which could comfortably offer eat-in flexibility.

The first floor plays host to two double bedrooms, the main of which spanning the full width of the property. A touch of luxury is also on offer via a stylish family bathroom complete with a 4-piece suite, including a beautiful stand alone bath and tiled flooring.

Externally, the property benefits from both front and rear gardens, the rear incorporating paved, decked and lawn areas.

Halifax Road is perfectly positioned for a number of great schools, including Chase Side Primary and St Georges RC School. Being positioned directly off Chase Side means there is excellent access to an array of restaurants and independent shops.

Gordon Hill is the nearest station and sits approx 0.3 miles away and serves London Moorgate via Finsbury Park (Victoria & Piccadilly Lines) in around 30 mins.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: D

Front

Stone paved front garden

Reception Room

Engineered wood flooring, wooden skirting boards, dado rails, coving, radiators, gas fireplace, plantation shutters, double glazed sash windows to front aspect, stair case with under-stair storage, double doors to

Utility Area

Tiled flooring, wooden skirting boards, door to

W/c

Tiled flooring, wooden skirting boards, w/c low flush, vanity sink with mixer tap and tiled splash back

Kitchen

Tiled flooring, wooden skirting boards, radiator, matching wall and base units with tiled surround, wood block worktops, Butler sink with mixer tap, 4-ring gas hob, electric oven, double glazed windows and French doors to rear aspect

First Floor Landing

Carpet, wooden skirting boards, coving, loft hatch, doors to

Bathroom

Tiles flooring, wooden skirting boards, heated towel rail, stand alone bath with shower attachment and tiled surround, w/c low flush, floating sink with mixer tap, shower cubicle, double glazed sash windows to rear aspect.

Bedroom Two

Engineered wood flooring, wooden skirting boards, coving, radiator, double glazed windows to rear aspect

Main Bedroom

Engineered wood flooring, wooden skirting boards, coving, radiator, double glazed windows to front aspect

Garden

Stone tiles, laid to lawn with shrub borders, decked area at top of garden

Disclaimer







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. 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.

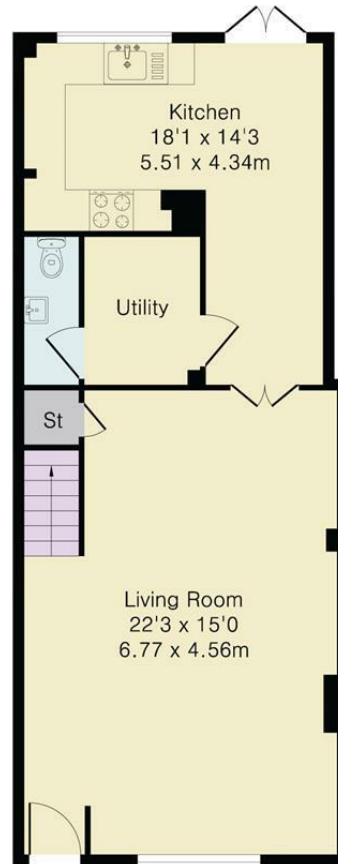
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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

Approximate Gross Internal Area 1012 sq ft – 94 sq m
Ground Floor Area 592 sq ft – 54 sq m
First Floor Area 420 sq ft – 39 sq m



Ground Floor



First Floor

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