



Carnarvon Avenue, Enfield

£2,000 Per month





Baker and Chase are pleased to offer this nice NEWLY PAINTED 3 bedroom mid terraced family house with an open plan lounge/kitchen, driveway and nice rear garden in a sought-after residential location. Available NOW!

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £63,000pa+.

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Baker and Chase are delighted to present this nice NEWLY PAINTED 3 bedroom mid terraced family home, with off street parking for 1/2 vehicles and a pretty rear garden in a sought-after residential location, close to Enfield Town.

The accommodation consists of a spacious open plan through-lounge/modern fitted kitchen, with a selection of white goods including a compact dishwasher. The first floor provides three bedrooms, two doubles and one small single and a modern family bathroom with a bath plus a shower.

Carnarvon Avenue offers easy access to Enfield Town, including the London Overground Train Station which is 0.5 miles away and serves London Liverpool Street via Seven Sisters (Victoria Line) in around 30 minutes as well as Enfield Town's range of shopping facilities including M&S. The A10 is close by and gives vehicle access to both the M25 and A406.

Some of Enfield's most popular secondary school choices are close by including Enfield Grammar School for Boys which is 0.7 miles away, Enfield County Girls school is 0.6 miles away and Chace Community School is 630 yards away.

Offered part furnished and is available now.

For further details or to arrange your viewing, please contact our office.

Hallway

Part glazed wooden front door leading to hallway with wood flooring, double radiator, double glazed window to front, stairs to first floor landing, door to storage cupboard, door to under stairs storage area with gas and electric meters, fuse box, light.

Open plan lounge and kitchen

Lounge area with wood flooring, ceiling spotlights, 3 x double radiators, double glazed bay window to front, double glazed French doors leading to rear garden.

Kitchen area with wood flooring, ceiling spotlights, double glazed window to rear, range of modern wall and base units, worktops, inset stainless steel sink unit with mixer tap, fridge freezer, built in Neff electric hob, built in Neff electric oven, integrated Smeg compact dishwasher, integrated Hotpoint washing machine, cupboard housing wall mounted Vaillant combi boiler.

First floor landing

Wood flooring, access to loft, providing storage, part boarded, light, insulated, pull down ladder.

Bedroom 1

Fitted carpet, ceiling spotlights, wall lights, single radiator, double glazed bay window to front, fitted wardrobes with sliding doors.

Bedroom 2

Fitted carpet, single radiator, double glazed window to rear.

Bedroom 3

Fitted carpet, single radiator, double glazed window to front.

Bathroom

Mosaic flooring, chrome heated towel rail, frosted double glazed window to rear, panel enclosed bath with mixer tap and shower attachment and glass screen, fully tiled walls, low flush WC, wall mounted wash hand basin with drawer under.

Rear garden

Patio, lawn, flower and shrub borders, rear patio area, side access, outside lighting, outside water tap.

Front garden

Off street parking for 1/2 vehicles.

Disclaimer





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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.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.

Anti-Money Laundering Regulations & Right to Rent: 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.

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. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.





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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any 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 occupiers to commission their own survey or service reports before finalising their offer.

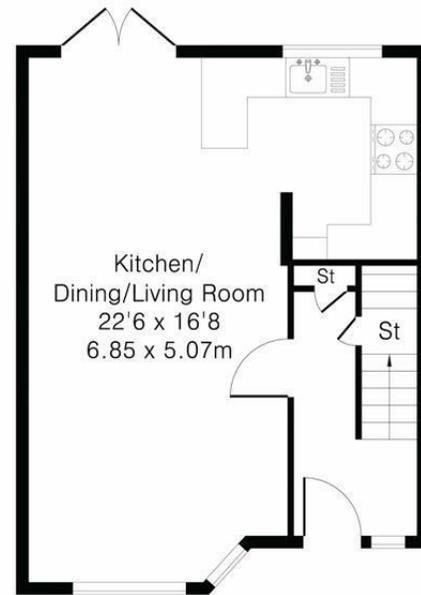
Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other 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.



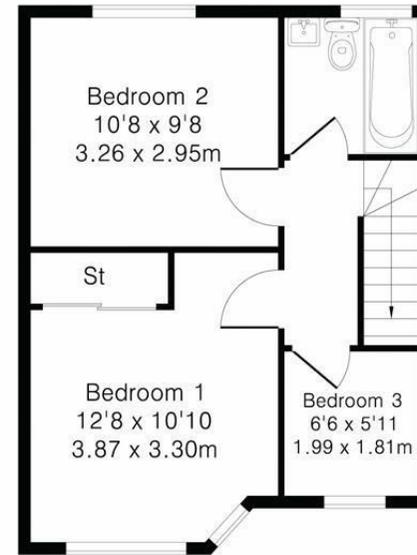
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.

Approximate Gross Internal Area 702 sq ft – 66 sq m
Ground Floor Area 351 sq ft – 33 sq m
First Floor Area 351 sq ft – 33 sq m



Ground Floor



First Floor



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

