



Drapers Road, Enfield

Available

Offers in excess of £700,000 (Freehold)

**BAKER
AND
CHASE**



A well-arranged four-bedroom semi-detached home set within a quiet modern development in West Enfield, offering flexible accommodation across three floors and multiple parking spaces.

****CHAIN FREE**** Located on a quiet modern development in West Enfield, this 1,316 sq ft four-bedroom semi-detached home offers well-planned accommodation across three floors, along with multiple parking spaces and a number of recent updates carried out by the current owners.

The ground floor provides a practical layout with a front kitchen featuring integrated appliances, a ground floor WC with storage, and a rear lounge opening directly onto the garden. The first floor includes three bedrooms and a family bathroom, with Bedroom 2 benefiting from direct access. The top floor is arranged as the principal bedroom suite, complete with fitted wardrobes and an en-suite shower room.

Over the past few years, the owners have added new artificial grass, extended the rear patio, redecorated the hallway, stairs, landing, and updated two bedrooms. The washing machine is also less than a year old.

Outside, the rear garden offers a combination of patio and lawn with shrub borders, along with a timber shed and side access. The front provides slate chippings and off-street parking for up to three cars along the side of the property. The property also benefits from leased solar panels through British Gas, generating quarterly rebates.

Drapers Road falls within the catchment of popular local schools such as One Degree Academy and Wren Academy Enfield, while also offering convenient access to bus routes, road links, and the shops and amenities of Enfield Town. Built circa 2013, the development is maintained via a service charge of approximately £38 per month covering upkeep of the shared external areas.

Offered chain free, this four-bedroom home provides adaptable and comfortable accommodation with the option to further personalise, in a well-connected part of Enfield.

Local Authority: London Borough of Enfield
Council Tax: F

Inner Hallway

Laminate wood flooring, radiator, double glazed window to side aspect, stairs to first floor landing, door to kitchen, door to lounge, door to WC.

Lounge

Laminate wood flooring, radiator, uPVC double glazed window to rear aspect, uPVC double glazed door leading to rear garden, understairs storage cupboard housing fuse box and electric meter.

Kitchen

Part tiled walls, spotlights to ceiling, tiled flooring, eye and base level units, inset sink with mixer tap, integrated dishwasher, fitted washing machine, integrated fridge/freezer, cupboard housing 'Glow Worm' boiler, fitted electric oven, fitted 5-ring gas hob with extractor over.

WC

Tiled flooring, radiator, fitted storage cupboard, wash hand basin with mixer tap, low level WC.

First Floor Landing

Carpet, uPVC double glazed window to side aspect, stairs to second floor landing, radiator, storage cupboard housing water tank, doors to bedrooms 2, 3, and 4, and door to bathroom.

Bedroom 2

Laminate wood flooring, 2x uPVC double glazed windows to front aspect, radiator, door to bathroom.

Bedroom 3

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

Bedroom 4

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

Bathroom

Tiled walls, spotlights to ceiling, tiled flooring, heated towel rail, panelled bath with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low level WC, door to bedroom 2.

Second Floor Landing

Carpet, door to bedroom 1.

Bedroom 1

Carpet, 2x radiators, uPVC double glazed window to rear aspect, fitted wardrobes, loft access, door to en-suite.

En-suite

Part tiled walls, spotlights to ceiling, tiled flooring, heated towel rail, keylite window to front aspect, pedestal wash hand basin with mixer tap, low level WC, walk-in shower cubicle with mains fed shower.

Rear Garden

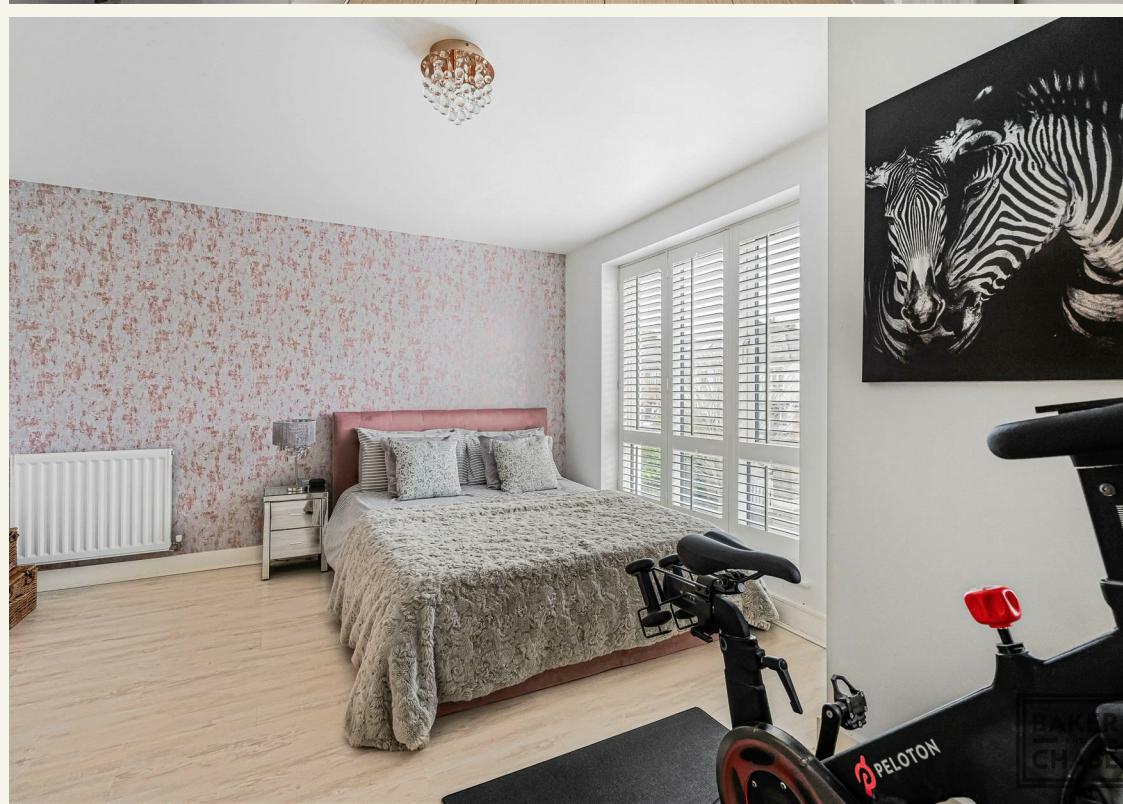
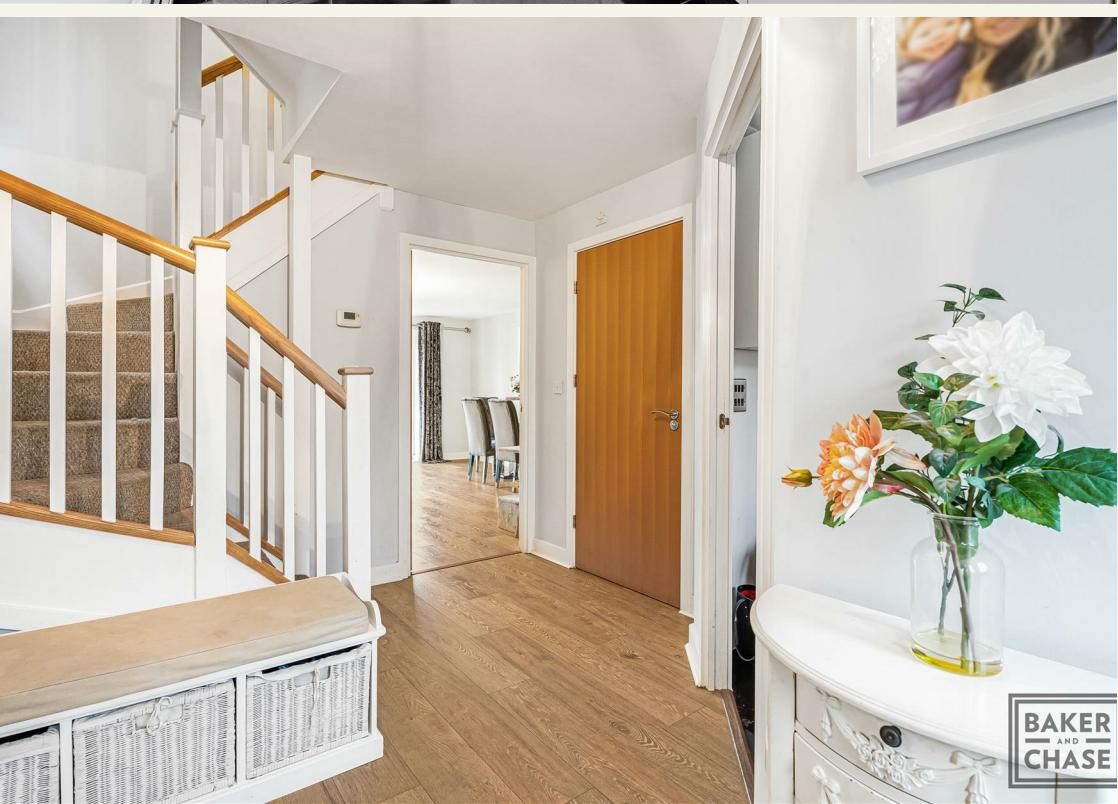
Part paved area, part artificial grass, timber-built shed, side gate leading to front garden, shrub borders.

Front Garden

Slate chippings, off-street parking for several cars, side gate leading to rear garden, outside tap, gas meter box.

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.

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.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker and Chase Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Baker and Chase Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Media: (Photos, Videos etc)The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken.

Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice

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.

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 1316 sq ft - 123 sq m
(Excluding Outbuilding)**

Ground Floor Area 503 sq ft - 47 sq m
First Floor Area 501 sq ft - 47 sq m
Second Floor Area 312 sq ft - 29 sq m
Outbuilding Area 54 sq ft - 5 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 C / Local Authority: London Borough of Enfield / Council Tax Band: F

