



Chester Gardens, Enfield

Available

Offers in excess of £500,000 (Freehold)





A well-presented three-bedroom 1930s home offering generous living space, off-street parking and excellent potential in a popular Enfield location.

Located in the sought-after Chester Gardens area of Enfield, this attractive mid-terrace house combines period character with comfortable modern living. The property features a spacious through lounge, providing a versatile and welcoming space for both relaxing and entertaining. Upstairs, there are three well-proportioned bedrooms, making the home ideal for families, guests or those looking to create a dedicated home office, together with a conveniently located first-floor bathroom.

Externally, the property benefits from off-street parking for two cars and a rear garage, providing useful storage and additional convenience. To the rear, the westerly facing garden offers a pleasant outdoor space for enjoying the afternoon and evening sunshine, with further potential to extend or develop the property, subject to the necessary planning permissions.

The location is well suited to commuters, with Southbury Station approximately 0.6 miles away, providing easy rail connections towards central London and beyond. The property also benefits from convenient access to the A10 and M25, making it well placed for those travelling by car.

There is a good selection of local amenities nearby, including shops, supermarkets, cafés and restaurants, with Enfield Town offering an even wider choice of retail, dining and leisure facilities. The area also benefits from a variety of green spaces, including Bush Hill Park and Enfield Playing Fields, while Forty Hall Estate and its surrounding parkland provide an excellent setting for walks and outdoor activities.

Overall, this is a fantastic opportunity to acquire a well-proportioned family home in a well-connected and established part of Enfield, with the added benefits of parking, a rear garden and scope for future improvement.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: D

Front Garden

Paved for off-street parking for two cars, gas meter box.

Porch

Vinyl flooring, door leading to inner hallway.

Inner Hallway

Wood flooring, coving to ceiling, radiator, stairs to first floor landing, understairs storage cupboard, housing: fuse box and electric meter, door to lounge, archway to kitchen.

Kitchen

Wood flooring, eye and base level units, part-tiled walls, fitted electric double oven, fitted electric hob with extractor over, integrated dishwasher, space for fridge/freezer, space for washing machine, space for dryer, stainless steel sink with mixer tap, uPVC double glazed window to rear aspect, uPVC double glazed door leading to rear garden.

Lounge

Laminate wood flooring, coving to ceiling, gas fire place with marble surround, double glazed window to front aspect, two radiators, double glazed door leading to rear garden.

First Floor Landing

Carpet, loft access. coving to ceiling, doors to all bedrooms, door to bathroom, storage cupboard.

Bedroom One

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

Bedroom Two

Laminate wood flooring, radiator, double glazed window to rear aspect, fitted wardrobes housing: 'Vaillant' combination boiler.





BAKER
AND
CHASE

Bedroom Three

Wood flooring, radiator, double glazed window to front aspect.

Bathroom

Tiled flooring, tiled walls, fitted storage unit, heated towel rail, low level WC, wash hand basin with mixer tap, panelled bath with mixer tap, mains fed shower, spotlights to ceiling, frosted uPVC double glazed window to rear aspect.

Rear Garden

Part pebble stone area, outside tap, part laid to lawn, shrub borders, door to garage, gate leading to rear vehicle access.

Garage

Up and over door.

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 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 874 sq ft - 82 sq m
(Excluding Garage)

Ground Floor Area 468 sq ft - 44 sq m

First Floor Area 406 sq ft - 38 sq m

Garage Area 142 sq ft - 13 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 D / Local Authority: London Borough of Enfield / Council Tax Band: D

