Sterling Road, Enfield

Available

£490,000 (Freehold)

Stylish 2 bedroom terraced house in sought after location.

Found on Sterling Road in Enfield, this end-terrace house offers a delightful blend of modern living and period style. With two spacious double bedrooms and two well-appointed bathrooms, this property is perfect for families or professionals seeking comfort and convenience.

The open-plan layout on the ground floor creates a welcoming atmosphere, ideal for both relaxation and entertaining. The ground floor also features a convenient WC, enhancing the practicality of the space. Natural light floods the living area, highlighting the character of the home while providing a warm and inviting environment.

One of the standout features of this property is the first-floor bathroom, which adds to the overall functionality of the home. Additionally, the side access provides ease of movement around the property, making it a practical choice for everyday living.

Situated within just 0.5 miles of Gordon Hill Station, this location offers excellent transport links for commuters, ensuring that you are well-connected to the wider area. The property is being offered chain-free, allowing for a smooth and straightforward purchase process.

In summary, this two-bedroom end-terrace house on Sterling Road presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the benefits of a well-designed home. With its appealing layout and prime location, it is certainly worth considering for your next move.

Tenure: Freehold
Local Authority: London Borough of Enfield
Council Tax Band: D

Front Garden
Paved area, gas meter box, side gate leading to rear garden.

Lounge/Kitchen (Open Plan)
Wood flooring, spotlights to ceiling, three radiators, uPVC double glazed windows to front aspect, cupboard housing washing machine, door to WC, stairs to first floor landing, eye and base level units, part tiled walls, cupboard housing boiler, fitted electric oven, fitted gas hob with extractor over, integrated dishwasher, integrated fridge, integrated freezer, fitted bin, inset sink with mixer tap, breakfast bar with stools, uPVC double glazed bi-folding doors leading to rear garden, skylight.

WC
Tiled flooring, part-tiled walls, low level WC, wash hand basin with mixer tap and storage under, extractor fan.

First Floor Landing
Wood flooring, loft access, doors to both bedrooms, door to bathroom.

Bedroom One
Wood flooring, radiator, uPVC double glazed window to front aspect.

Bedroom Two
Wood flooring, radiator, uPVC double glazed windows to rear aspect.

Bathroom
Tiled flooring, tiled walls, heated towel rail, spotlights to ceiling, extractor fan, frosted uPVC double glazed window to rear aspect, low level WC, wash hand basin with mixer tap, bath with mixer tap and shower attachment.

Rear Garden
Side gate leading to front garden, part paved area, rest artificial grass area, outside tap, power point, raised flowerbed.

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.

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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.

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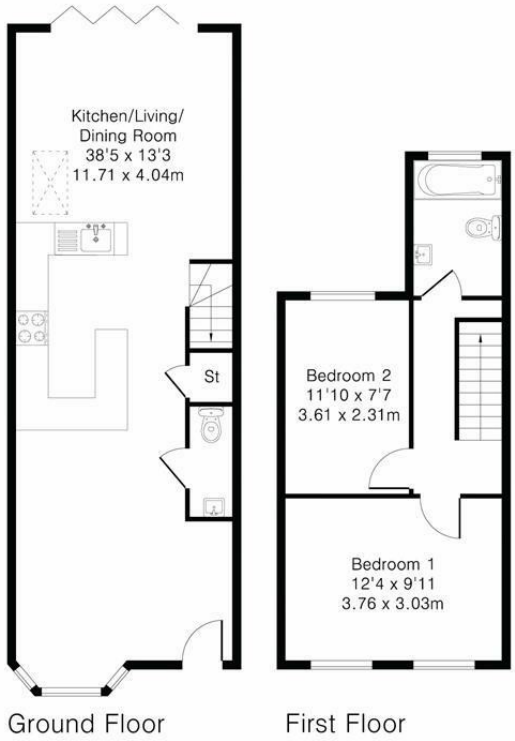
Approximate Gross Internal Area 857 sq ft – 80 sq m
Ground Floor Area 518 sq ft – 48 sq m
First Floor Area 339 sq ft – 31 sq m



PINK PLAN

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.

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EPC Rating / Local Authority: Enfield / Council Tax Band: D

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