Carterhatch Lane, Enfield

Available

Offers in excess of £350,000 (Leasehold)

BAKER AND CHASE

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The property features two spacious double bedrooms, a well-proportioned reception room and a separate kitchen offering ample space for everyday cooking. A well-appointed bathroom completes the accommodation.

Further benefits include double glazing throughout, gas central heating and loft access providing useful additional storage. The private rear garden is a particular highlight, offering an attractive outdoor space for gardening, relaxing or enjoying warmer days.

The location is well connected, with easy access to the A10 and M25, while a range of local amenities are within easy reach. Nearby options include Toby Carvery Enfield and Lawns Bar & Restaurant, along with cafes and independent eateries around Enfield. Families are well served by local schools including Carterhatch Infant and Junior School and Russet House School. For outdoor space, Forty Hall Estate and nearby parks and recreation grounds provide opportunities for walks and leisure.

Combining generous living accommodation, a private garden and a convenient location, this maisonette offers a comfortable and practical home with excellent access to local amenities and transport links.

Tenure: Leasehold
Lease Term: Started in 1961 with a lease of 999 years.
Term Remaining: 934 years remaining
Service Charge: £576 a year
Ground Rent: £15 a year
Local Authority: London Borough of Enfield
Council Tax: C

Exterior

Inner Hallway
Stairs to first floor landing, storage cupboard housing: dryer, fusebox and electric meter, wooden flooring.

First Floor Landing
Spotlights to ceiling, vertical radiator, double glazed window to front aspect, coving to ceiling, loft access, wooden flooring, doors to all rooms.

Lounge
Wooden flooring, coving to ceiling, spotlights to ceiling, radiator, double glazed window to rear aspect.

Kitchen
Tiled flooring, part-tiled walls, spotlights to ceiling, coving to ceiling, eye and base level units, integrated fridge, integrated freezer, integrated washing machine, fitted electric oven, fitted electric hob with extractor over, sink with mixer tap, double glazed window to front aspect, cupboard housing 'Main' boiler.

Bedroom One
Wooden flooring, radiator, double glazed window to rear aspect, coving to ceiling, spotlights to ceiling.

Bedroom Two
Wooden flooring, radiator, spotlights to ceiling, coving to ceiling, double glazed window to side aspect, fitted wardrobes.

Bathroom
Tiled flooring with underfloor heating, tiled walls, spotlights to ceiling, heated towel rail, extractor fan, frosted double glazed window to front aspect, spa bath with mixer tap, mains fed shower, wash hand basin with mixer tap, low level WC, bluetooth mirror.

Additional Loft Area
Foam flooring, spotlights to ceiling, power points, storage area housing: two water tanks.

Rear Garden
Artificial grass, further raised seating/storage area.

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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.

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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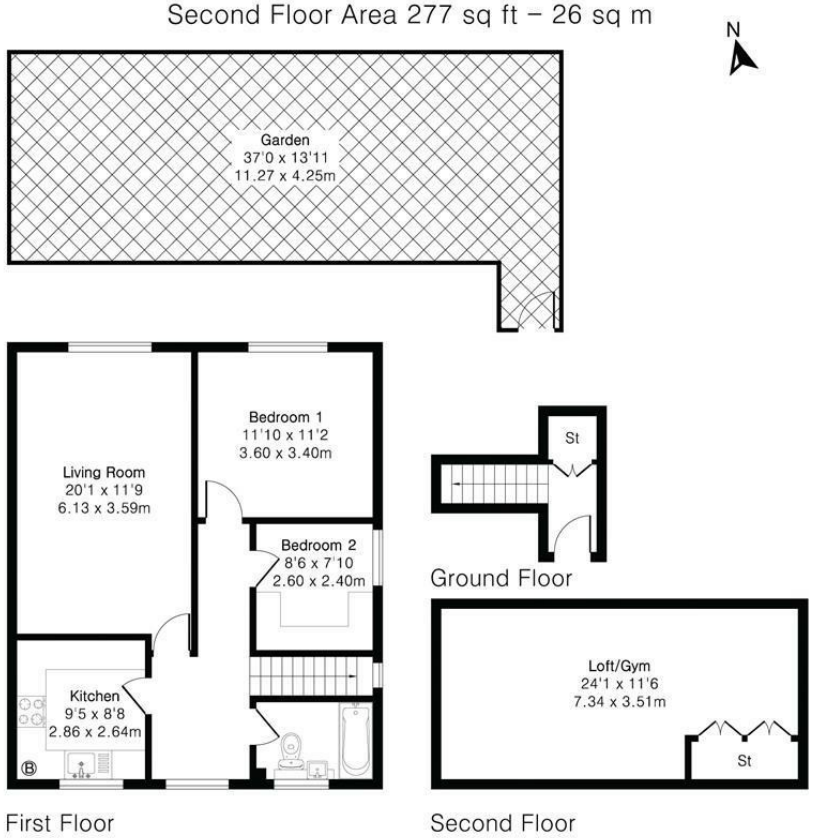
Approximate Gross Internal Area 969 sq ft - 90 sq m

First Floor Area 692 sq ft – 64 sq m

Second Floor Area 277 sq ft – 26 sq m



PINKPLAN

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.

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

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