



Burnham Close, Enfield

Available

Offers in excess of £650,000 (Freehold)





Expertly extended 3-bedroom semi-detached house, nestled on a desirable cul-de-sac, boasting an exceptional kitchen/diner, with downstairs w/c and utility room.

Located in Burnham Close, Enfield, this semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families seeking a welcoming home in a peaceful setting.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The open-plan kitchen and dining area is a standout feature, designed to foster a warm and sociable atmosphere. The ground floor also benefits from a convenient WC and a utility room, enhancing the practicality of everyday living.

The property boasts off-street parking, ensuring that you have a secure space for your vehicle. The location is particularly appealing, being chain-free and situated within close proximity to Forty Hall, which offers beautiful grounds and a rich history for residents to enjoy.

Additionally, you will find local amenities such as Medi's BBQ and La Vida Cafe and Bistro, perfect for dining out. For those who commute, the property is conveniently located within ten minutes of nearby stations like Gordon Hill Railway Station and Enfield Town Station.

This delightful home combines modern living with a serene environment, making it a wonderful opportunity for those looking to settle in a desirable area of Enfield. Whether you are a first-time buyer or seeking a family home, this property is sure to meet your needs.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: E

Front Garden

Paved for off-street parking, side gate leading to rear garden.

Inner Hallway

Luxury vinyl tile flooring, radiator, stairs to first floor landing, understairs storage, cupboard housing: fuse box and electric meter, door to reception room, door to kitchen/diner, door to utility room, door to WC.

Lounge

Luxury vinyl tile flooring, coving to ceiling, uPVC double glazed window to front aspect, fitted shelving.

Kitchen/Diner

Luxury vinyl tile flooring, spotlights to ceiling, eye and base level units, kitchen island with: storage integrated dishwasher and inset sink with mixer tap, space for fridge/freezer, two sky lights, double glazed crittall doors leading to rear garden, space for five-ring 'Rangemaster' gas cooker with extraction oven, two vertical radiators, cupboard housing 'Vaillant' boiler.

Utility Room

Luxury vinyl tile flooring, spotlights to ceiling, space for washing machine, part-tiled walls, eye and base level units.

WC

Luxury vinyl tile flooring, extraction fan, spotlight to ceiling, low level WC, wash hand basin with mixer tap.

First Floor Landing

Frosted uPVC double glazed window to side aspect, loft access, carpet, doors to all bedrooms, door to bathroom, door to WC.

Bedroom 1

Carpet, uPVC glazed window to front aspect, radiator.

Bedroom 2

Carpet, radiator, uPVC double glazed window to rear aspect, fitted wardrobes.

Bedroom 3

Carpet, radiator, uPVC double glazed window to front aspect.

Bathroom

Tiled flooring, part-tiled walls, radiator, frosted uPVC double glazed window to rear aspect, pedestal wash hand basin, paneled bath.

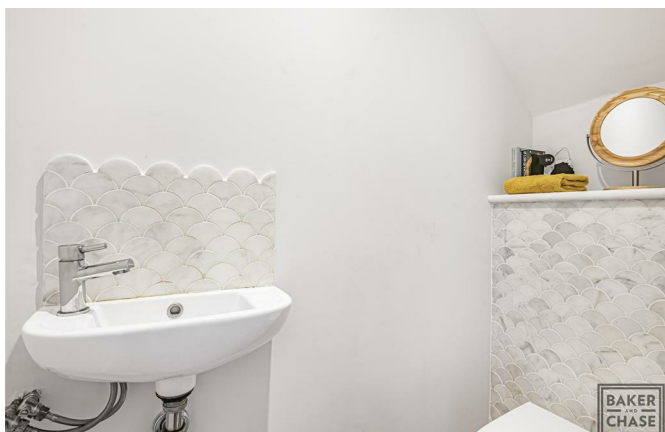
WC

Tiled flooring, frosted window to side aspect, low level WC.

Rear Garden

Side gate, outside tap, laid to lawn, shrub borders, timber built-shed, pond.

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.

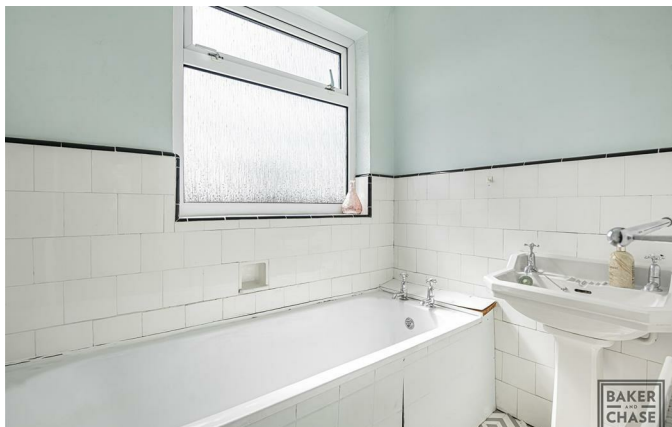
Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed 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.

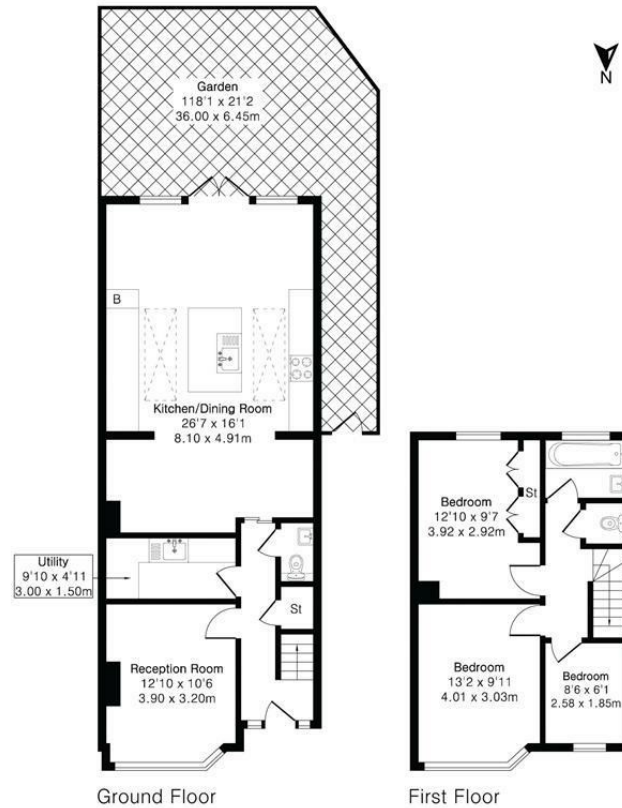
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Approximate Gross Internal Area 1156 sq ft - 107 sq m

Ground Floor Area 732 sq ft - 68 sq m

First Floor Area 424 sq ft - 39 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: E