

Youngmans Close, Enfield

Available

£575,000 (Freehold)

BAKER AND CHASE



Offering generous living space, useful additional facilities and a substantial garden, this three-bedroom home is well worth an internal viewing.

Situated in Youngmans Close, Enfield, this three-bedroom end-of-terrace house offers well-proportioned accommodation, a spacious rear garden and excellent potential for families and first-time buyers.

The ground floor comprises a welcoming reception room featuring a gas fireplace and benefiting from a single-storey extension, providing additional living space. The kitchen leads through to a separate utility room and downstairs WC, adding practicality to the layout.

Upstairs, there are three bedrooms served by a family bathroom. Externally, the property benefits from a resin driveway, gated side access and a spacious rear garden, complete with three sheds providing useful storage.

The property is ideally positioned for a range of local amenities, including independent cafés such as EcoBravo and Donart Cafe, restaurants including Saathi and La Caverna, and the cafés and eateries along Chase Side. Nearby schools include St Michael's CofE Primary School, Chase Side Primary School and Chace Community School. Green spaces include St Michael's Green and Hilly Fields.

Transport connections are also within easy reach, with Gordon Hill Station approximately 0.26 miles away and Enfield Town Station approximately 0.9 miles away. Several nearby bus stops, including Chase Side, Lavender Hill and Laurel Bank Road, are approximately 0.1 miles away.

An excellent opportunity to acquire a spacious family home in a well-connected Enfield location.

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

Exterior
Gated side access, resin single driveway.

Porch
Entrance hallway, carpet, radiator, stairs to right, under stair storage which houses gas and electric meter and fuse box, door to kitchen on left, door to living room.

Hallway

Kitchen
Laminate, same wall and base units, electric oven, radiator, door into lean to, single drainer sink, double glazed windows to front leading to: utility room, downstairs wc and door to garden

Utility Room

Living Room
Carpet, textured ceilings, uPVC double glazed French doors leading to garden, gas fireplace, uPVC double glazed windows to rear, radiator, rear single storey extension.

First Floor Landing
Carpet landing, loft space

Bathroom
Bath tub with shower, vanity unit wash basin, low level WC, double glazed windows to front, laminate floor, fully tiled walls, heated towel rail

Bedroom Two
Carpet, textured ceiling, double glazed windows to front, radiator.

Bedroom One
Carpet, textured ceiling, double glazed windows to rear, radiator, airing cupboard with cylinder.

Bedroom Three
Carpet, textured ceiling, radiator, double glazed window to rear

Garden
Outside tap, east facing, three sheds.

Disclaimer








BAKER
AND
CHASE


BAKER
AND
CHASE


BAKER
AND
CHASE


BAKER
AND
CHASE







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 1045 sq ft - 97 sq m
Ground Floor Area 660 sq ft – 61 sq m
First Floor Area 385 sq ft – 36 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.

BAKER AND CHASE

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

161 Chase Side, Enfield EN2 0PW
Tel: 020 3637 1100
Email: info@bakerandchase.co.uk
www.bakerandchase.co.uk

BAKER AND CHASE