



Bodiam Close, Enfield

Under Offer (SSTC)

Offers in excess of £500,000 (Freehold)





A well-presented three-bedroom mid-terrace home, ideally positioned on a quiet residential road in the heart of Enfield.

Located on a quiet residential road in Bodiam Close, Enfield, this well-presented three-bedroom mid-terrace home offers spacious and versatile accommodation, making it an excellent choice for families and professionals alike. Offered to the market chain free, the property also benefits from off-street parking for two cars.

The accommodation comprises two generous reception rooms, providing flexible living and entertaining space, alongside a spacious kitchen/dining room that forms the heart of the home and is ideal for everyday family life. Upstairs, there are three well-proportioned bedrooms served by a modern first-floor family bathroom.

A particular feature of the property is the tunnel-linked side access, which offers excellent practicality while also presenting potential to extend or further develop the property, subject to the necessary planning permissions.

Conveniently located approximately 0.6 miles from Enfield Town Station, the property is well placed for commuters while remaining within easy reach of the shops, cafés, restaurants and amenities of Enfield Town. Nearby conveniences include Waitrose, Sainsbury's, Tesco, and One Stop, while local cafés and eateries such as Baker Street Cafe, Enjoy Cafe, and Sun Chuen are all within easy reach.

For outdoor recreation, residents can enjoy nearby Aldersbrook Playground & Park and North Enfield Recreation Ground, with a selection of well-regarded schools also close by, making this a highly convenient location for family living.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: D

Front Garden

Paved for off-street parking for two cars, gate leading to shared side access.

Inner Hallway

Laminate wood flooring, radiator, stairs to first floor landing, understairs storage cupboard housing: fuse box, gas and electric meters, access to reception one, access to reception two/kitchen.

Reception One

Laminate wood flooring, coving to ceiling, radiator, double glazed window to front aspect.

Reception Two/Kitchen

Laminate wood flooring, coving to ceiling, eye and base level units, space for fridge/freezer, radiator, wall mounted 'Vaillant' boiler, stainless steel sink with mixer tap, part-tiled walls, space for gas oven and hob, uPVC double glazed window to rear aspect, uPVC double glazed door leading to rear garden.

Dining Area

Laminate wood flooring, radiator, uPVC double glazed door leading to rear garden.

First Floor Landing

Carpet, loft access, doors to all bedrooms, door to bathroom, door to WC.

Bedroom One

Carpet, radiator, fitted wardrobes, uPVC double glazed window to front aspect, coving to ceiling.

Bedroom Two

Carpet, radiator, coving to ceiling, uPVC double glazed window to rear aspect.

Bedroom Three

Carpet, radiator, coving to ceiling, uPVC double glazed window to rear aspect.





BAKER
AND
CHASE

Bathroom

Frosted uPVC double glazed window to rear aspect, heated towel rail, tiled flooring, tiled walls, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment.

WC

Tiled flooring, tiled walls, low level WC, frosted uPVC double glazed window to rear aspect.

Rear Garden

Part paved area, rest laid to lawn, outside tap, gate leading to shared side access.

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.

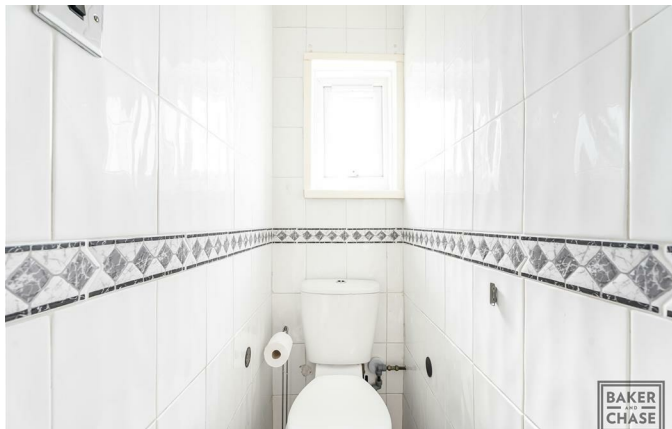






Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References 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.

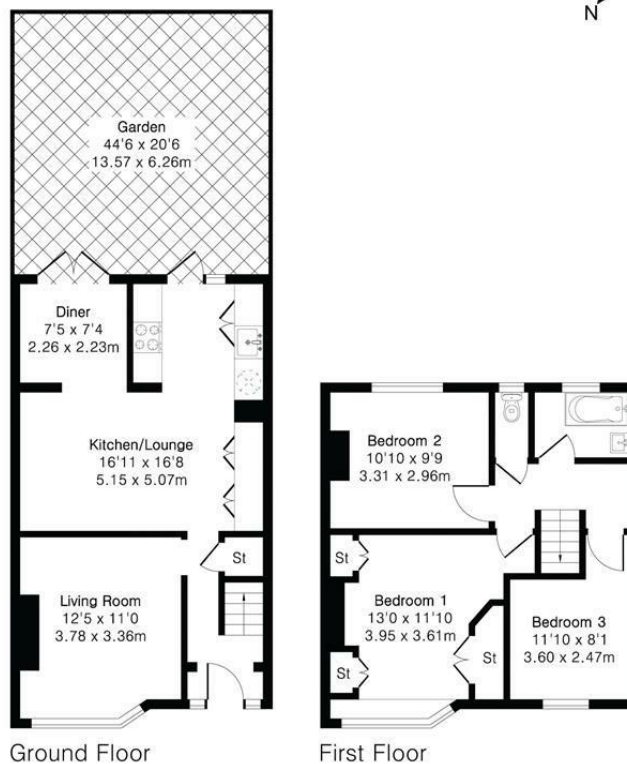
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Approximate Gross Internal Area 922 sq ft - 86 sq m

Ground Floor Area 483 sq ft – 45 sq m

First Floor Area 439 sq ft – 41 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

