



Meads Road, Enfield

Available

Offers in excess of £425,000 (Freehold)





Offered chain free, this three-bedroom end-of-terrace house on Meads Road presents an excellent opportunity to acquire a well-proportioned home with scope to modernise and add value.

Situated on Meads Road in Enfield, this three-bedroom end of terrace house presents an exciting opportunity for buyers seeking a property with potential in a well-connected residential location. Offering generous accommodation throughout, the home provides a practical layout suited to families, first-time buyers and investors looking to create a home tailored to their own requirements.

The ground floor features a bright and welcoming reception room with ample space for both seating and dining arrangements, creating a comfortable setting for everyday living and entertaining. A conveniently located downstairs bathroom serves the property and adds to the practicality of the accommodation. The layout offers excellent flexibility and the opportunity for refurbishment and reconfiguration, subject to any necessary consents.

Externally, the property benefits from a substantial rear garden, providing plenty of space for outdoor dining or children's play areas. To the front, a private driveway provides off-street parking for one vehicle. In addition, the side access area offers further potential for extension or development opportunities, subject to the relevant planning permissions.

The property is offered for sale as seen and would benefit from modernisation, making it an ideal purchase for buyers looking to add their own style. The existing accommodation provides a solid foundation for improvement while retaining the flexibility to adapt the space to suit changing lifestyle needs.

The location is particularly convenient, with Brimsdown Station located approximately 0.5 miles away, providing direct connections into central London and surrounding areas. A selection of local shops, restaurants and everyday amenities can be found within walking distance, including Brimsdown Supermarket and Aksular Restaurant.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: C

Front Garden/Driveway

Brick built boundary wall, patio garden, gated vehicular access, gated side access.

Porch

Double glazed opaque door to front aspect, double glazed windows to either side aspect, hardwood door to:

Entrance lobby

Stairs to first floor, radiator, door to:

Lounge

Double glazed window to front aspect, under stairs storage, radiator, coving to ceiling, archway to:

Dining Room

Radiator, access to:

Kitchen

Double glazed window to rear aspect, matching range of wall and base units, 1 1/2 stainless steel sink and drainer with mixer tap, wall mounted boiler, electric oven, 4-ring gas hob with extractor hood over, spaces for appliances.

Hallway

Airing cupboard, uPVC double glazed door to side access onto garden, doors to:

W/C

Skylight, low flush w/c.

Bathroom

Double glazed opaque window to side aspect, radiator, pedestal hand basin with mixer tap, panel bath with mixer tap and shower extension, part tiled.

First floor landing

Bedroom One

Double glazed window to front aspect, radiator.

Bedroom Two

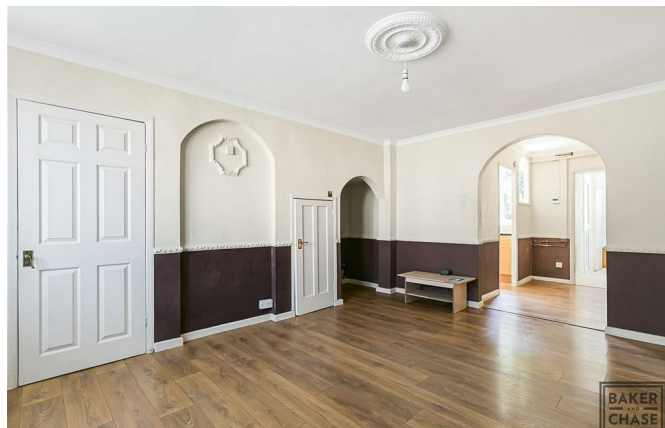
Double glazed window to front aspect, radiator.

Bedroom Three

Double glazed window to rear aspect, radiator.

Rear Garden

Mainly laid to lawn, patio, x2 garden shed, mature shrubs and trees.







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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Additional Disclaimer

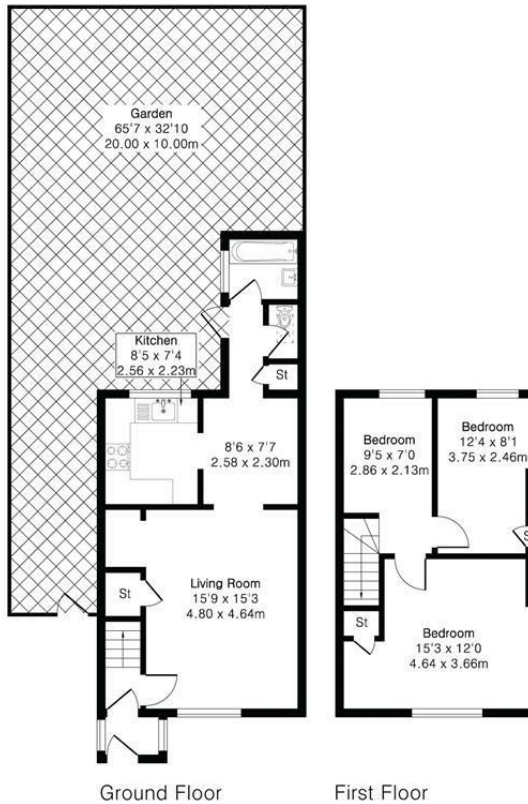
Please note that this sale is being handled by a solicitor, and as a result, the information currently available for this property is limited. Further information may be available upon request.



Approximate Gross Internal Area 832 sq ft - 78 sq m

Ground Floor Area 458 sq ft – 43 sq m

First Floor Area 374 sq ft – 35 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 E / Local Authority: Enfield / Council Tax Band: C