



Redlands Road, Enfield, Greater London, EN3

Available

£399,995 (Freehold)





Chain free, three-bedroom tunnel linked terraced house, with off street parking and garden.

Situated in the area of Enfield, Greater London, this delightful mid-terrace house on Redlands Road presents an opportunity for those seeking a comfortable and convenient home. Featuring three well-proportioned bedrooms, this property is perfect for families or individuals desiring extra space for work or leisure.

Residents will appreciate the close proximity to local amenities, including a variety of shops and supermarkets like Tesco and Aldi. For those commuting, Brimsdown Station is just a short distance away, providing straightforward access to central London.

Upon entering the property, you are greeted by a welcoming reception room, an ideal space for relaxation or entertaining guests. The layout flows seamlessly into a functional kitchen, which offers ample storage and workspace. The house also features a conveniently located bathroom, enhancing the practicality of everyday living.

Outside, the property boasts a lovely garden, a wonderful space for outdoor activities, gardening, or simply enjoying the fresh air. With its appealing features and prime location, this mid-terrace house on Redlands Road is a fantastic choice for anyone looking to settle in a vibrant part of Enfield.

Local Authority: London Borough of Enfield
Council Tax Band: D

Driveway

Crazy paced, shared side access, door to:

Entrance

Stairs to first floor, radiator, door to:

Through Lounge

Double glazed window to front aspect, x2 radiators, under stairs storage cupboard plus additional under stairs storage, access to:

Utility area/lobby

Plumbed spaces for washing machine/dryer, work surfaces with storage over, door to:

Bathroom

Double glazed opaque window to rear aspect, low flush w/c, pedestal hand basin with mixer tap, panel bath with mixer tap, shower screen and shower extension, radiator, fully tiled with extractor, spotlights.

Kitchen

Double glazed window to rear aspect, double glazed door to side aspect, matching range of wall and base units with roll top work surfaces over, spaces for appliances, 8-ring Belling cooker with matching extractor hood over, 1 1/2 stainless steel sink and drainer, wall mounted Viessmann boiler, spotlights.

First Floor Landing

Loft access, doors to remaining rooms

Bedroom 1

Double glazed window to front aspect, laminate floor, built in storage cupboard, radiator

Bedroom 2

Double glazed window to rear aspect, radiator

Bedroom 3

Double glazed window to rear aspect, radiator

Garden

Mainly laid to lawn, concrete patio area, gated shared access, concrete garden path, outbuilding.

Disclaimer

Viewings: In consideration of the current owner/occupants, please note:





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AND
CHASE



- 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.

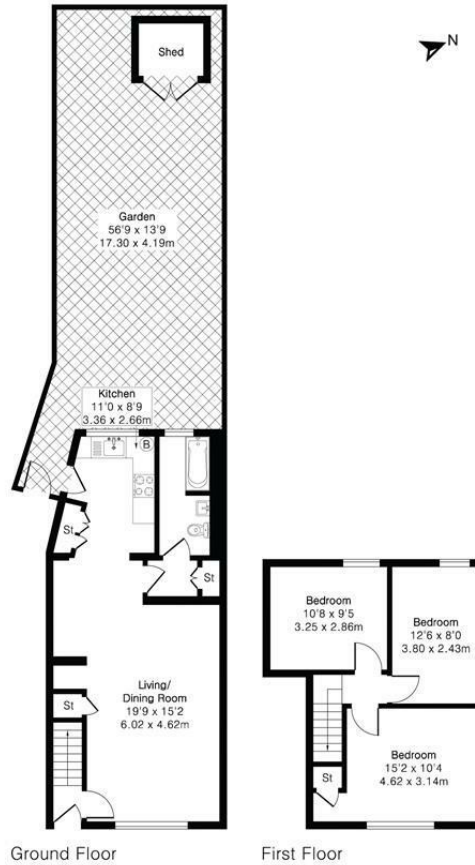
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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Approximate Gross Internal Area 906 sq ft - 84 sq m
Ground Floor Area 518 sq ft - 48 sq m
First Floor Area 388 sq ft - 36 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

