

Churchbury Lane, Enfield

Under Offer (Available)

Offers in excess of £675,000 (Freehold)

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Welcome to this charming 4 bedroom semi-detached house, with a private garage on the popular Churchbury Lane, Enfield.

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This delightful property boasts a spacious through lounge, perfect for entertaining guests or relaxing with your family. An extended L-shaped kitchen provides extra space for dining whilst overlooking a well maintained rear garden. A downstairs w/c completes the ground floor layout.

The first floor hosts three bedrooms all providing plenty of storage and a three modern four piece bathroom suite. The second floor presents a spacious main bedroom with floor to ceiling Plantation shutter blinds encapsulating French doors and a Juliet balcony. A stylish en-suite completes the internal layout.

Externally, the property features a well-maintained garden, ideal for enjoying the outdoors and hosting summer gatherings. The bright and airy atmosphere throughout the house creates a warm and inviting ambiance.

Convenience is key with this property, not only in having side access but being located just moments away from Enfield Town station, commuting into town is a breeze, making this home perfect for busy professionals or families needing easy access to transportation. There is also a healthy selection of schooling options nearby for both Primary and Secondary needs.

Don't miss out on the opportunity to make this lovely house your new home. Contact us today to arrange a viewing and experience the charm of Churchbury Lane for yourself!

Council Tax Band - E

Porch
Tiled flooring, door leading to Inner Hallway.

Inner Hallway
Engineered wood flooring, radiator, stairs to first floor landing, frosted uPVC double glazed window to side aspect, under stairs storage cupboard housing: fuse box, gas and electric meters, door to lounge, door to kitchen door to WC.

Lounge
Engineered wood flooring, two radiators, uPVC double glazed window to front aspect, sliding double glazed door leading to kitchen.

Kitchen/Diner (L-Shaped)
Engineered wood flooring, radiator, two double glazed windows to rear aspect, two double glazed windows to side aspect, double glazed door leading to rear aspect, eye and base level units, stainless steel sink with mixer tap, integrated dishwasher, space for dryer, space for washing machine, integrated fridge/freezer, fitted double electric oven, fitted gas hob with extractor over, extractor fan.

WC
Engineered wood flooring, extractor fan, low level WC, wash hand basin.

First Floor Landing
Frosted double glazed window to side aspect, stairs to second floor landing, doors to bedrooms two, three and four, door to bathroom.

Bedroom Two
uPVC double glazed window to front aspect, radiator, laminate wood flooring, fitted wardrobes.

Bedroom Three
uPVC double glazed window to rear aspect, radiator, laminate wood flooring.

Bedroom Four
uPVC double glazed window to front aspect, radiator, laminate wood flooring, coving to ceiling.

Bathroom
Frosted double glazed window to rear aspect, heated towel rail, spotlights to ceiling, tiled flooring, tiled walls, pedestal wash hand basin with mixer tap, low level WC, Bide, walk in shower cubicle with electric shower, panelled bath with mixer tap and shower attachment, storage cupboard.








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Second Floor Landing
Frosted uPVC double glazed window to side aspect, door leading to Bedroom One.

Bedroom One
Engineered wood flooring, spotlights to ceiling, two Velux windows to front aspect, fitted wardrobes, radiator, uPVC double glazed door leading to juliet balcony, cupboard housing 'Vaillant' combination boiler, under eaves storage, door to En-Suite.

En-Suite
Frosted uPVC double glazed window to rear aspect, spotlights to ceiling, tiled flooring, part-tiled walls, heated towel rail, low level WC, wash hand basin with mixer tap and storage under, walk-in shower cubicle with mains fed shower, extractor fan.

Front Garden
Laid to lawn, shrub border, shared driveway leading to rear garden.

Rear Garden
Outside tap, decking area, rest laid to lawn, side gate leading to shared driveway, shrub borders, access to garage, further storage area behind garage.

Garage
Power and lighting, up and over door.

Disclaimer
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.

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.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.








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Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller s Solicitors.

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker and Chase Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Baker and Chase Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.








Resident permit holders only
Mon - Sat
8am - 6.30pm

Approximate Gross Internal Area 1578 sq ft – 146 sq m
Ground Floor Area 638 sq ft – 59 sq m
First Floor Area 493 sq ft – 46 sq m
Second Floor Area 326 sq ft – 30 sq m
Garage Area 121 sq ft – 11 sq m



PINK PLAN

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 as defined by RICS code of measuring practise. No guarantee is given on 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.

RICS Certified Property Measurer

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

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