

Hoe Lane, Enfield

Available

Offers over £400,000 (Freehold)

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A fantastic opportunity to acquire a spacious three-bedroom family home in a popular residential location, offering excellent potential to modernise and add value, all within easy reach of transport links, schools and local amenities.

Located on the sought-after Hoe Lane in Enfield, this three-bedroom mid-terrace house presents an excellent opportunity for families, first-time buyers and investors alike. Offered to the market chain free, the property provides generous living accommodation and plenty of scope to create a wonderful long-term home.

The ground floor features two well-proportioned reception rooms, offering flexible living and entertaining space, alongside an L-shaped kitchen/dining room that's ideal for everyday family life. Upstairs, there are three good-sized bedrooms served by a practical first-floor wet room.

To the rear, the property benefits from a garage which, although requiring modernisation, offers excellent potential to create off-street parking (subject to the necessary planning permissions).

The location is particularly convenient, with Turkey Street railway station approximately 0.6 miles away, providing direct services into central London. Residents are also within easy reach of the shopping facilities, cafés and everyday conveniences along Hertford Road, while larger retail options can be found at Enfield Retail Park. For outdoor recreation, both Albany Park and Forty Hall Estate are nearby, offering green open spaces, walking routes and leisure opportunities.

Combining spacious accommodation, excellent potential and a convenient location close to transport, amenities and green spaces, this is a superb opportunity to create a fantastic family home.

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

Front Garden
Paved pathway, rest laid to lawn.

Porch
Lino flooring, front door leading to inner hallway.

Inner Hallway
Carpet, radiator, stairs to first floor landing, understairs storage cupboard housing: fuse box, gas and electric meters, sliding door to kitchen, door to lounge.

Lounge
Carpet, radiator, uPVC double glazed window to front aspect, access to kitchen.

Kitchen
Vinyl flooring, radiator, double glazed window to rear aspect, uPVC sliding double glazed door leading to rear garden, eye and base level units, part-tiled walls, stainless steel sink with mixer tap, wall mounted 'Vaillant' boiler. Space for gas oven and hobs with extractor over, space for washing machine.

First Floor Landing
Carpet, loft access, doors to all bedrooms, door to wet room.

Bedroom One
Carpet, radiator, uPVC double glazed window to front aspect.

Bedroom Two
Carpet, radiator, uPVC double glazed window to rear aspect.

Bedroom Three
Carpet, radiator, uPVC double glazed window to front aspect, storage cupboard.








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Wet Room
Lino flooring, frosted uPVC double glazed window to rear aspect, heated towel rail, extractor fan, low level WC, wash hand basin with mixer tap, electric shower.

Rear Garden
Part paved area, part artificial grass, outside tap, timber-built shed, door to garage.

Garage
Up and over door, uPVC double glazed windows and door.

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








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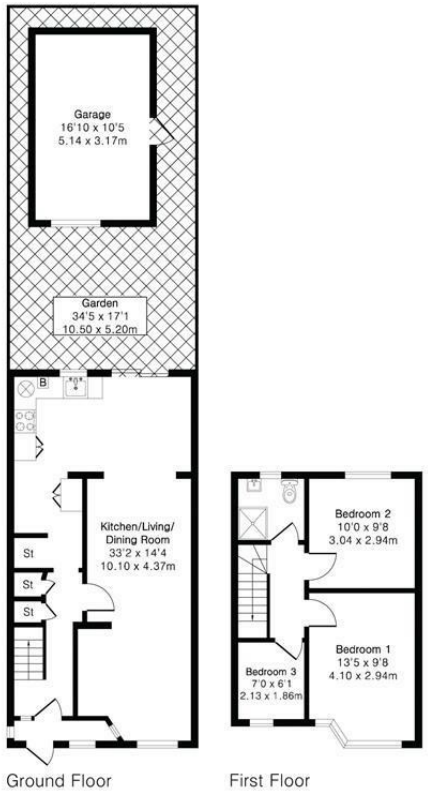




Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based 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 900 sq ft - 84 sq m
(Excluding Garage)
Ground Floor Area 534 sq ft – 50 sq m
First Floor Area 366 sq ft – 34 sq m
Garage Area 175 sq ft – 16 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.

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

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