



Lincoln Road, Enfield

Let (Marketing) £2,400 Per month





Baker and Chase are delighted to present this stunning 3-bedroom, 2-bathroom end-of-terrace family house, which has been completely re-designed to exacting standards and is now ready for occupation.

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £72,000.

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Baker and Chase are delighted to present this stunning, approx 1240 sq ft, 3-bedroom, 2-bathroom end-of-terrace family house, which has been completely re-designed to exacting standards and is now ready for occupation.

A low maintenance paved front garden provides access to a welcoming hallway, with a large under stairs storage cupboard and ground floor WC. There is a small, second reception/study to the front and an outstanding 30' open plan modern kitchen/living space to the rear, with a modern fitted kitchen, including a range of appliances, complete with bi fold doors leading onto the paved courtyard garden.

The first floor provides two double bedrooms, and the rear bedroom has the added benefit of an ensuite shower room and WC. The main modern family bathroom is also on this floor and includes a bath plus a shower over the bath. The second floor provides a further double bedroom and all bedrooms have ample space for a double bed as well as storage.

Externally, the property comes with a paved front garden and a small, paved courtyard style rear garden. There is no off street parking, but there is unrestricted parking on both Lincoln Road at the front of the property and Lincoln Way, at the side of the property. This property also has the added benefit of Solar Panels, which further contributes to the excellent energy efficiency of the property.

Lincoln Road provides direct access to the A10 and in turn A406 and M25. Enfield Town is a short drive away, as is the Retail Park, which provides a Sainsbury's and a large Next Home. Morrisons supermarket is also close by.

Southbury Train Station is only 500 yards away. There are a good selection of local primary and secondary schools.

Offered part furnished and is available now.

For further details or to arrange your viewing, please contact our office.

Front Garden

Block paved.

Hallway

UPVC door and windows to front aspect, radiator, hardwired smoke alarms, under stairs storage cupboard, spotlights, thermostat, stairs to first floor, doors to:

Study/2nd Reception Room

Double glazed window to front aspect, radiator, spotlights.

Downstairs WC

Vanity hand basin with mixer tap and storage under, low flush w/c, shaving point, spotlights, extractor fan.

Open Plan Kitchen/Living Room

Bi fold doors to rear aspect, x2 radiators, matching range of wall and base units with roll top work surfaces over, stainless steel sink and drainer with mixer tap, washing machine, electric oven, 4-ring electric hob with stainless steel extractor hood over, tiled splash backs, freestanding fridge freezer.

First Floor Landing

Radiator, stairs to second floor, spotlights, hardwired smoke alarms, doors to:

Bedroom 1

Double glazed window to rear aspect, radiator, door to:

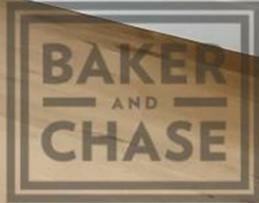
En-suite shower room

Walk-in shower, low flush w/c, vanity hand basin with mixer tap and storage under, heated towel rail, extractor fan, spotlights.

Bedroom 2

Double glazed bay window to front aspect, radiator, spotlights.





Bathroom

Panel bath with mixer tap, shower over with shower screen and tiled surround, low flush w/c, hand basin with mixer tap and storage under, heated towel rail, extractor fan, spotlights.

Stairs to second floor

Velux window to front aspect, spotlights, hardwired smoke alarm, door to:

Bedroom 3

Double glazed window to rear aspect, radiator, spotlights.

Rear garden

Patio garden, outside wall lights, outside power point, outside tap.

Disclaimer

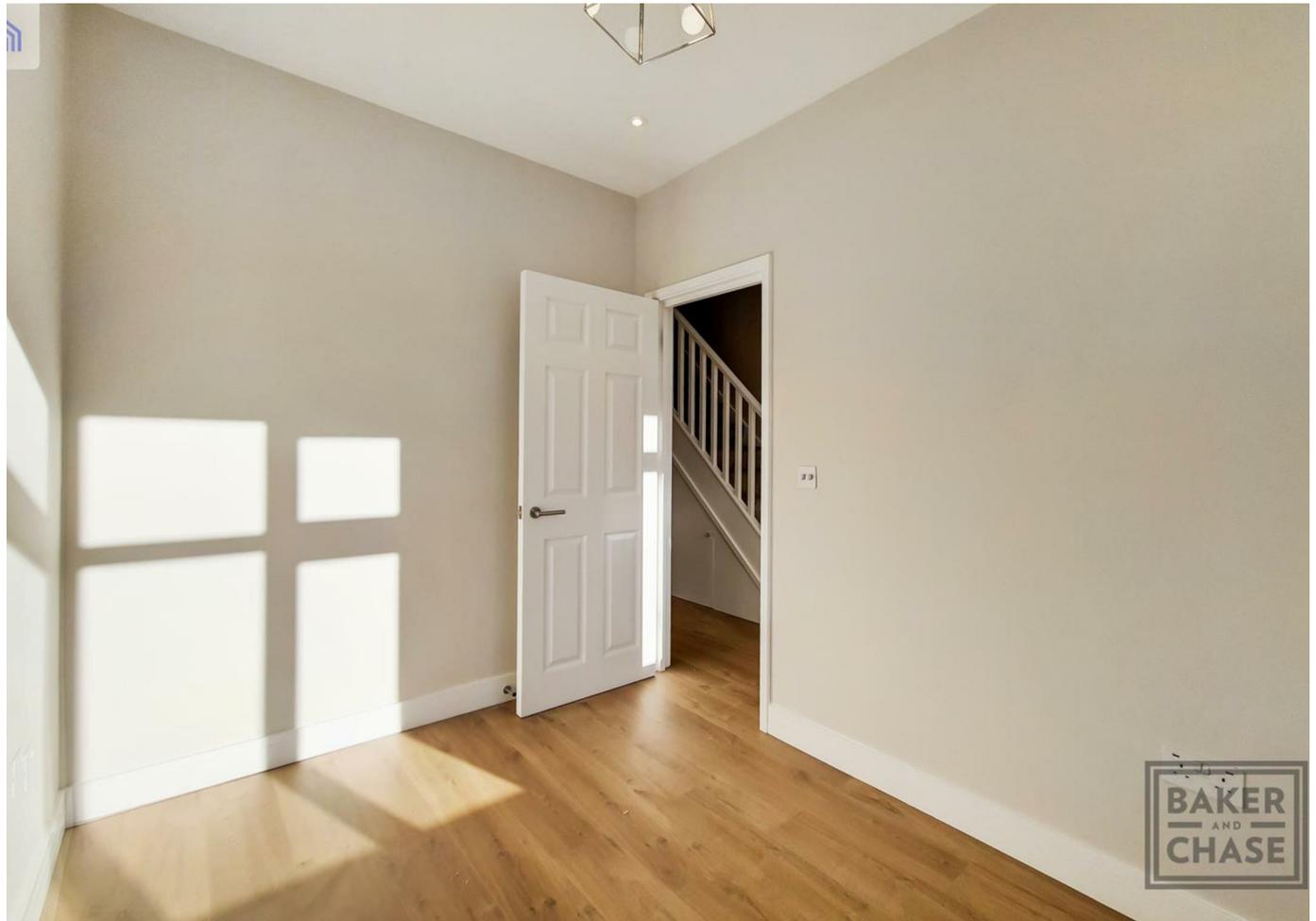
Viewings: In consideration of the current owner/occupants, please note:

- 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.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.

Anti-Money Laundering Regulations & Right to Rent: 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.

Consumer Protection from Unfair Trading





BAKER
— AND —
CHASE



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. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

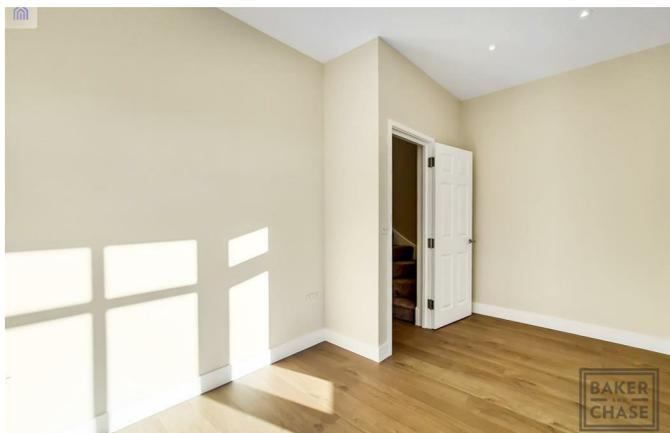
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any furniture.

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

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.





Lincoln Road, EN1

CAPTURE DATE: 18/11/2022 LASER SCAN POINTS: 90135,145

GROSS INTERNAL AREA

115.15 sqm / 1239.46 sqft



115.15 sqm / 1239.46 sqft

105.25 sqm / 1132.80 sqft

0.00 sqm / 0.00 sqft

1.28 sqm / 13.78 sqft



Notes: The floor plans are produced in accordance with the standard of Chartered Surveyors' Property Measurement Standards. Plans and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual rooms, lifts and stairs are the maximum possible measurement shown in the scan.

spec id: 563764D4D96e47204dc33290f

EPC Rating A / Local Authority: Enfield / Council Tax Band: E

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