



Bicknoller Road, Enfield

Available

£375,000 (Leasehold)





A beautifully refurbished two-bedroom first-floor maisonette with its own entrance and private garden, ready to move in.

Located on a quiet residential road in Enfield, this first-floor two-bedroom maisonette offers well-proportioned accommodation with the added benefit of its own private entrance and a section of rear garden.

The property is accessed via its own front door, with stairs leading to the first-floor landing and inner hallway, which provides access to all rooms. The lounge is positioned to the front of the property, offering a bright and comfortable living space. The separate kitchen to the rear is fitted with a modern range of eye and base level units and integrated appliances, providing a practical and well-equipped layout.

Both bedrooms are generous doubles, suitable for a range of uses including home working or guest accommodation. The bathroom is fitted with a contemporary white suite and is conveniently located to the rear of the property. The layout is straightforward and makes efficient use of space throughout.

Since purchasing in 2019, the current owners have fully refurbished the maisonette, including modern kitchen and bathroom fittings, new flooring, and refreshed interiors, creating a stylish and move-in ready home.

Externally, the property benefits from its own section of rear garden, featuring a mix of lawn and paved areas, as well as a storage cupboard. Additional advantages include double glazing, gas central heating, and no service charge, keeping ongoing costs to a minimum.

Bicknoller Road is well located for local shops, everyday amenities, and green spaces. A selection of well-regarded schools can be found nearby, while transport links into Enfield Town and central London are easily accessible via nearby stations and bus routes. This makes the property an ideal choice for first-time buyers, commuters, or investors alike.

Tenure: Leasehold

Lease Term: 143 years from 17 May 2019

Term Remaining: 136 years approx

Service Charge: peppercorn

Ground Rent: peppercorn

Local Authority: London Borough of Enfield

Council Tax Band: C

Entrance

Stairs to first floor landing, frosted uPVC double glazed window to rear aspect, uPVC double glazed door leading to rear garden, fitted shoe storage, door leading to inner hallway, laminate wood flooring

Inner Hallway

Spotlight to ceiling, loft access, doors to all rooms, radiator, laminate wood flooring

Lounge

Spotlight to ceiling, loft access, uPVC double glazed window to front aspect, radiator, laminate wood flooring

Kitchen

Spotlight to ceiling, uPVC double glazed window to side aspect, uPVC double glazed window to rear aspect, eye and base level units, stainless steel sink with mixer tap, fitted Bosch electric oven, fitted Bosch induction hob with extractor over, integrated Bosch dishwasher, fitted 'AEG' washing machine, space for fridge freezer, cupboard housing fuse box, radiator, laminate wood flooring

Bedroom 1

Spotlight to ceiling, uPVC double glazed window to rear aspect, radiator, laminate wood flooring

Bedroom 2

Spotlight to ceiling, uPVC double glazed window to front aspect, laminate wood flooring

Bathroom

Spotlights to ceiling, frosted uPVC double glazed window to rear aspect, heated towel rail, low level WC, wash hand basin with mixer tap, paneled bath with mixer tap and shower attachment, tiled walls, tiled flooring





Rear Garden

Storage cupboard, gas and meter box, raised shrub borders, part paved area, rest laid to lawn

Disclaimer

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

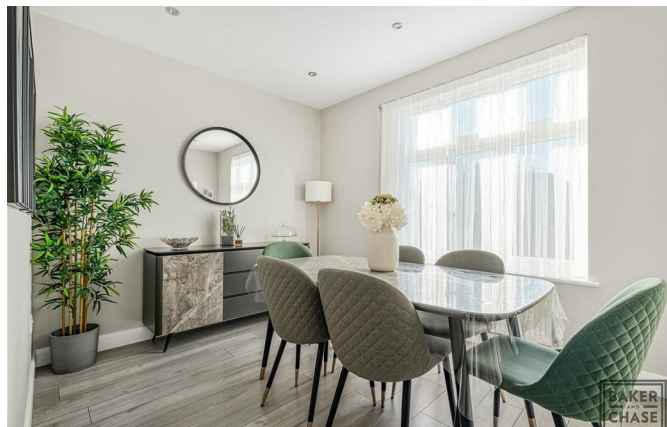
- a. Pets are not allowed to attend viewings.
- b. Additional photos and/or filming of the property internally and externally is not permitted.
- c. Loft access is not generally permitted unless express permission is requested.

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

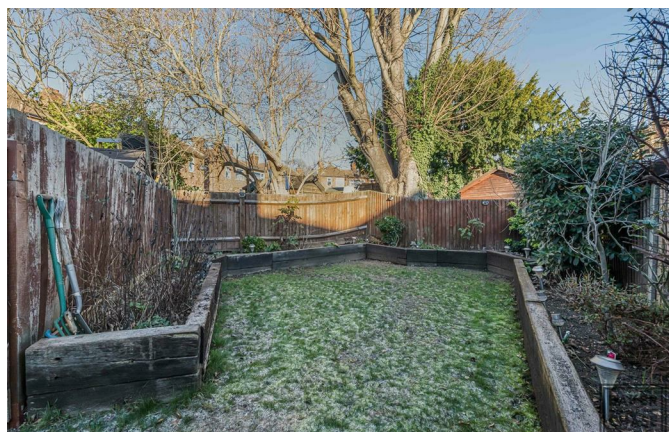
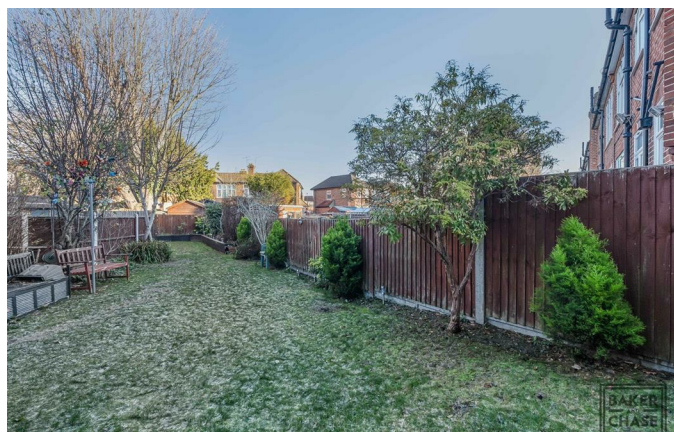






shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

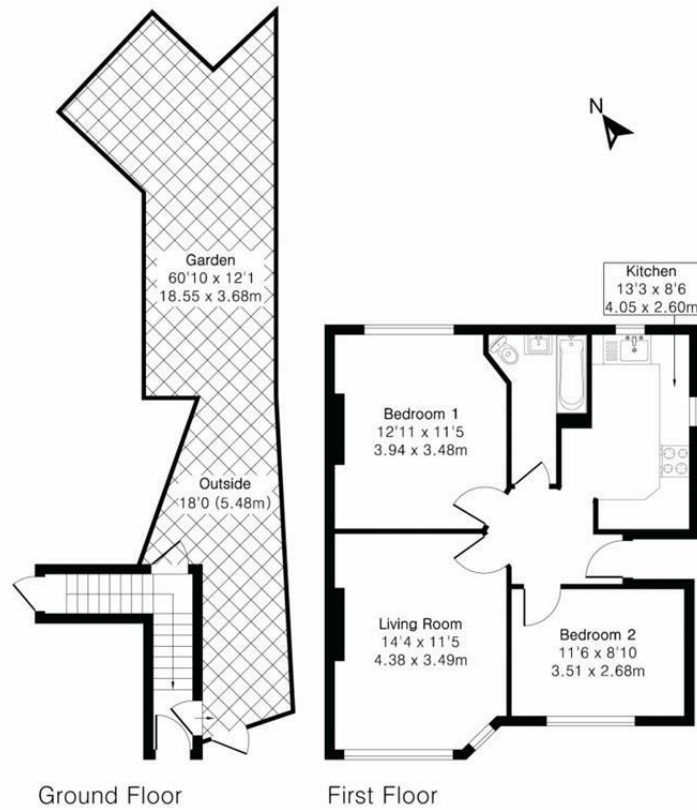
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Approximate Gross Internal Area 651 sq ft - 61 sq m

Ground Floor Area 50 sq ft - 5 sq m

First Floor Area 601 sq ft - 56 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 C / Local Authority: London Borough of Enfield / Council Tax Band: C