Parsonage Lane, Enfield

Available

£665,000 (Freehold)

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A spacious four-bedroom semi-detached family home offering generous accommodation, excellent local amenities and exciting potential for further development, subject to planning.

Situated on Parsonage Lane, this well-proportioned four-bedroom semi-detached house offers spacious family accommodation, excellent local amenities and exciting potential for further improvement, subject to the necessary planning consents.

The heart of the home is the open-plan kitchen and dining room, creating a welcoming space for everyday family life and entertaining. Four well-proportioned bedrooms provide versatile accommodation, with the principal bedroom benefiting from an en-suite bathroom, alongside a separate first-floor family bathroom.

There is also scope for further development, subject to planning permission, offering the opportunity to adapt and extend the property to suit individual requirements.

The location is particularly appealing, with Enfield Town Station approximately half a mile away, providing convenient rail connections towards London. The surrounding area offers a good selection of shops, cafés, restaurants and everyday amenities, with Chase Side close by and Enfield Town providing further choice. Waitrose and other supermarkets are also within easy reach.

For those who enjoy outdoor space, nearby green areas provide opportunities for walks, recreation and leisure.

With its generous bedroom accommodation, open-plan living space, en-suite facilities and potential for future enhancement, this is a versatile family home in a well-connected and established Enfield location.

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

Front Garden
Laid to lawn, paved pathway, shared side access to rear garden.

Inner Hallway
Laminate wood flooring, coving to ceiling, radiator, stairs to first floor landing, understairs storage cupboard housing: fuse box, gas and electric meters, door to lounge, door to kitchen / dining room (open-plan)

Lounge
Carpet, coving to ceiling, radiator, uPVC double glazed window to front aspect.

Kitchen/Dining Room (Open-Plan)
Laminate wood flooring, coving to ceiling, uPVC double glazed door leading to rear garden, vertical radiator, eye and base level units, uPVC double glazed window to rear aspect, sink with mixer tap, spotlights to ceiling, integrated fridge/freezer, fitted double electric oven, fitted gas hob with extractor over, space for washing machine, space for dishwasher, cupboard housing 'Baxi' boiler.

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

Bedroom Two
Carpet, radiator, uPVC double glazed window to front aspect, coving to ceiling, fitted wardrobes.

Bedroom Three
Carpet, radiator, coving to ceiling, uPVC double glazed window to rear aspect, fitted wardrobes.

Bedroom Four
Carpet, radiator, uPVC double glazed window to front aspect, telephone point.

Hotpoint
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Bathroom
Lino flooring, part-tiled walls, frosted uPVC double glazed window to rear aspect, low level WC, pedestal wash hand basin with mixer tap, panelled bath, mains fed shower, extractor fan, radiator.

Second Floor Landing
uPVC double glazed window to side aspect, carpet, spotlights to ceiling, storage cupboard housing water tank, door to bedroom one, door to en-suite.

Bedroom One
Radiator, carpet, spotlights to ceiling, uPVC double glazed window to rear aspect, velux window, fitted wardrobes, under eaves storage.

En-Suite
Lino flooring, radiator, spotlights to ceiling, extractor fan, pedestal wash hand basin, low level WC, walk-in shower cubicle with electric shower, part-tiled walls, frosted uPVC double glazed window to rear aspect.

Rear Garden
Paved patio area, rest laid to lawn, shrub borders, outside tap, timber-built shed, gate leading to shared side access, summer house to rear of garden.

Dislcaimer
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

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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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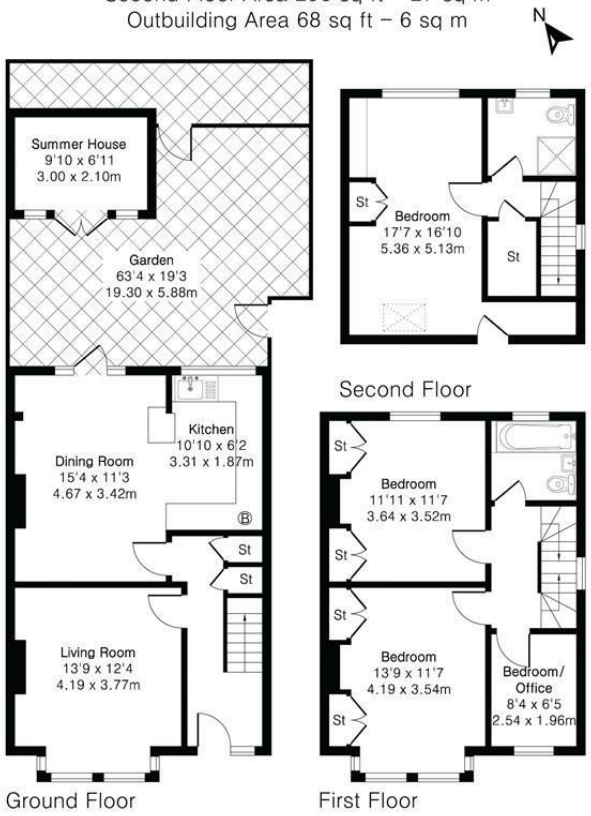
Approximate Gross Internal Area 1276 sq ft - 118 sq m

Ground Floor Area 521 sq ft – 48 sq m
First Floor Area 459 sq ft – 43 sq m
Second Floor Area 296 sq ft – 27 sq m
Outbuilding Area 68 sq ft – 6 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: D

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