Swansea Road, Enfield

Under Offer (SSTC)

Offers in excess of £550,000 (Freehold)

BAKER AND CHASE

Three-bedroom semi-detached house offering a blend of comfort and convenience, making it optimal for families and investors alike.

Located on Swansea Road in Enfield, this three-bedroom semi-detached house presents an excellent opportunity for both families and investors alike. With its modern kitchen and comfortable living spaces, this property is well-suited for contemporary living.

Upon entering, you will find a welcoming reception room that flows seamlessly into the well-appointed kitchen, perfect for both cooking and entertaining. The property boasts three spacious bedrooms, providing ample space for family or guests. A conveniently based bathroom on the ground floor adds to the practicality of the layout.

One of the standout features of this home is the off-street parking, accommodating up to two vehicles, which is a rare find in this area. Additionally, the property comes with lapsed planning permission for an additional dwelling, offering exciting potential for expansion or development, subject to the usual permissions.

The freehold nature of the property ensures that you have complete ownership, providing peace of mind for years to come. Located just a minute's walk from Southbury station, commuting is made easy, while the surrounding area boasts a variety of local amenities, including gyms, schools, and shops, all within close proximity.

Whether you are looking to settle down or explore investment opportunities, this property is well worth your consideration.

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

Driveway
Concrete driveway, brick built boundary wall, detached garage and further garden space to side.

Entrance
Radiator, stairs to first floor, door to:

Lounge
Double glazed window to front aspect, radiator, under stairs storage cupboard, double glazed opaque window to side aspect, door to:

Kitchen
Double glazed window to rear aspect, double glazed opaque window to side aspect, modern matching range of wall and base units with roll top work surfaces over, spaces for appliances, electric oven, 4-ring gas hob, with extractor hood over, stainless steel sink and drainer, radiator, wall mounted boiler, tiled floor and splash backs, door to:

Lobby
Built in storage, uPvC door to side access onto garden, doors to:

Downstairs W/C
Low flush wc, radiator, corner hand basin with mixer tap, skylight

Bathroom
Double glazed uPvC window to side aspect, bath with mixer tap, pedestal hand basin, radiator, extractor fan, fully tiled.

First floor landing
Loft access, double glazed window to side aspect, access to remaining rooms

Bedroom 1
x2 double glazed windows to front aspect, radiator, built in storage cupboards, fitted wardrobes and overhead storage, feature fire place

Bedroom 2
Double glazed window to rear aspect, radiator, built in storage.

Bedroom 3
Double glazed window to rear aspect, radiator

Garage
Corrugated iron sheets

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Garden

TBC

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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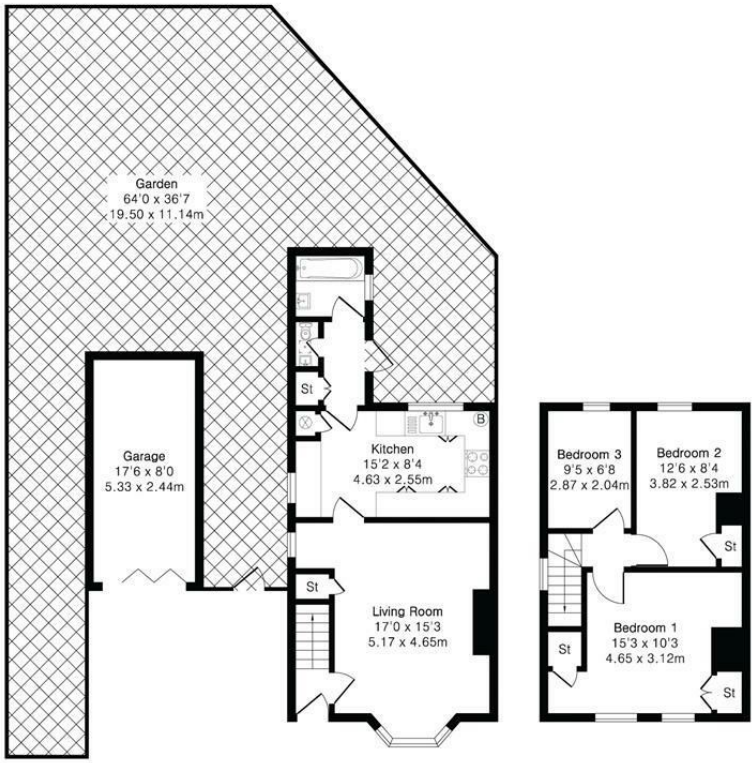
Approximate Gross Internal Area 802 sq ft - 75 sq m
(Excluding Garage)
Ground Floor Area 439 sq ft – 41 sq m
First Floor Area 363 sq ft – 34 sq m
Garage Area 140 sq ft – 13 sq m



Ground Floor First Floor

PINK PLAN

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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