



## **Redlands Road, Enfield, Greater London, EN3**

Under Offer (SSTC)

£399,995 (Freehold)





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**Three bedroom, tunnel-linked terraced house, with off street parking, offered to the market chain free.**

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Located in the area of Enfield, Greater London, this mid-terrace house on Redlands Road offers a perfect blend of comfort and convenience. With three spacious double bedrooms, this property is ideal for families or those seeking extra space.

Situated in a vibrant community, this home is well-connected to local amenities, schools and transport links. Brimsdown Station is conveniently nearby, offering easy access to the wider London area making it an excellent choice for those commuting into central London. Nearby, you will find a variety of shops, including local supermarkets like Tesco and Aldi, as well as boutique stores.

Upon entering, you are welcomed into a well-proportioned reception room that provides a warm and inviting atmosphere. The layout follows into a functional kitchen, which offers ample storage and workspace. The property also features a well-appointed downstairs bathroom, ensuring practicality for everyday living.

One of the standout features of this property is the generous garden, perfect for outdoor activities, gardening, or simply enjoying the fresh air. Additionally, the area boasts delightful dining options, with restaurants such as Mimi's Café and Bistro and Ooh La La Brasserie just a short stroll away.

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

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## Driveway

Concrete driveway, shared path to tunnel/side access

## Porch

UPVC double glazed door and windows to front aspect, door to:

## Lounge

Double glazed window to front aspect, radiator, stairs to first floors under stairs storage which includes gas and electric meter and fuse box, door to:

## Kitchen

Double glazed window to rear aspect, radiator, matching range of wall and base units with roll top work surfaces over, spaces for appliances, integrated dishwasher, over and extractor hood over, wall mounted Ideal Logic+ boiler, stainless steel sink and drainer with mixer tap, tiled splash backs, door to:

## Lobby

UPVC door to side aspect onto garden, built in storage cupboard, door to:

## Bathroom

Double glazed opaque uPVC window to side aspect, bath with mixer tap and shower attachment plus shower screen, pedestal hand basin, heated towel rail, low flush w/c, fully tiled with extractor fan.

## First Floor Landing

Loft access, access to remaining rooms

## Bedroom 1

Double glazed window to front aspect, radiator

## Bedroom 2

Double glazed window to front aspect, radiator

## Bedroom 3

Double glazed window to front aspect, radiator

## Garden

Outside tap, gated shared side access, patio area, lawn area with paved pathway.

## 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.

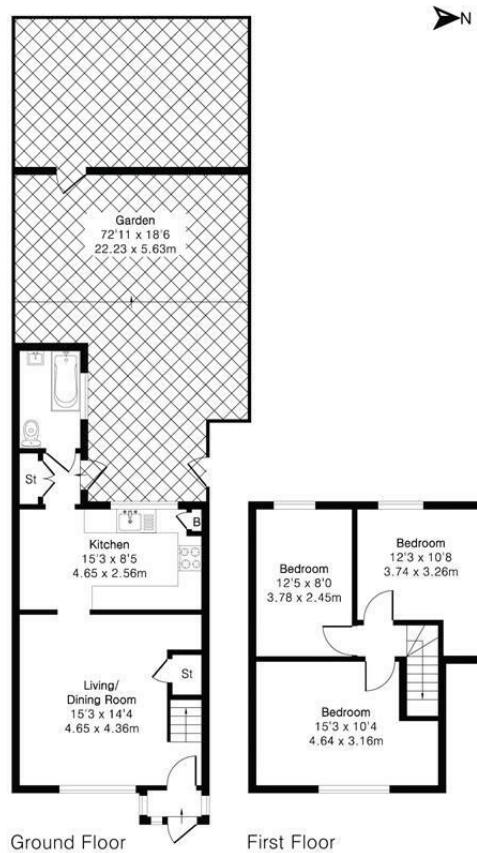
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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 833 sq ft - 77 sq m  
Ground Floor Area 432 sq ft - 40 sq m  
First Floor Area 401 sq ft - 37 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 D / Local Authority: London Borough of Enfield / Council Tax Band: C

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