

Percival Road, Enfield

Available

£450,000 (Freehold)

BAKER AND CHASE



Two-bedroom period style end-of-terrace with two reception rooms and is being sold chain free.

Located on Percival Road in Enfield, this end-terrace house offers a delightful blend of period features and modern potential. With two well-proportioned reception rooms, this property provides ample space for both relaxation and entertaining.

The two bedrooms are comfortably sized, making it an ideal home for couples or small families. The first-floor bathroom adds convenience to the layout, ensuring that daily routines are easily managed. This home presents an exciting opportunity for further development, subject to planning permission, allowing you to tailor the space to your personal preferences.

Situated just 0.7 miles from Enfield Town Station, commuting to central London is straightforward, making this location particularly appealing for professionals. Additionally, the property boasts excellent access to the A10 and M25, enhancing connectivity for those who travel by car.

The area surrounding Percival Road is rich in amenities, making it a highly desirable location. Families will appreciate the proximity to well-regarded schools, ensuring quality education options for children. For those who enjoy the outdoors, nearby parks provide lovely green spaces for leisurely walks, picnics, or playtime with children.

For dining enthusiasts, the local area features a variety of restaurants, including The Banc Enfield and The Meeting Bar and Restaurant, offering delightful options for meals and socialising.

Being chain-free, this house is ready for you to move in and make it your own. Whether you are looking for a first home or an investment opportunity, this property on Percival Road is certainly worth considering.

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

Front Garden
Pebble stone area, side gate leading to rear garden.

Inner Hallway
Wood flooring, radiator, stairs to first floor landing, door to reception one, door to reception two, door to kitchen.

Reception One
Wood flooring, spotlights to ceiling, radiator, original sash windows to aspect, fitted storage and shelving, feature fireplace.

Reception Two
Wood flooring, radiator, spotlights to ceiling, double glazed window to rear aspect.

Kitchen
Tiled flooring, radiator, window to rear aspect, door leading to rear garden, eye and base level units, part-tiled walls, stainless steel sink with mixer tap, fitted electric oven, fitted electric hob with extraction oven, space for washing machine, space for dryer, space for fridge/freezer, cupboard housing: fuse box, gas and electric meters, cupboard housing: boiler.

First Floor Landing
Wood flooring, loft access, frosted window to side aspect, fitted storage cupboard, doors to both bedrooms, door to bathroom.

Bedroom One
Wood flooring, spotlights to ceiling, two radiators, two original sash windows to front aspect, feature fireplace, fitted wardrobes.

Bedroom Two
Wood flooring, radiator, spotlight to ceiling, feature fireplace, window to rear aspect.

Bathroom
Vinyl flooring, heated towel rail, frosted double glazed window to rear aspect, spotlight to ceiling, low level WC, bath with mixer tap, mains fed shower, radiator, pedestal wash hand basin with mixer tap, shaving point.

Rear Garden
Part-paved area, rest laid to lawn, outside tap, gate leading to side access, timber-built shed, further storage area with power.

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.

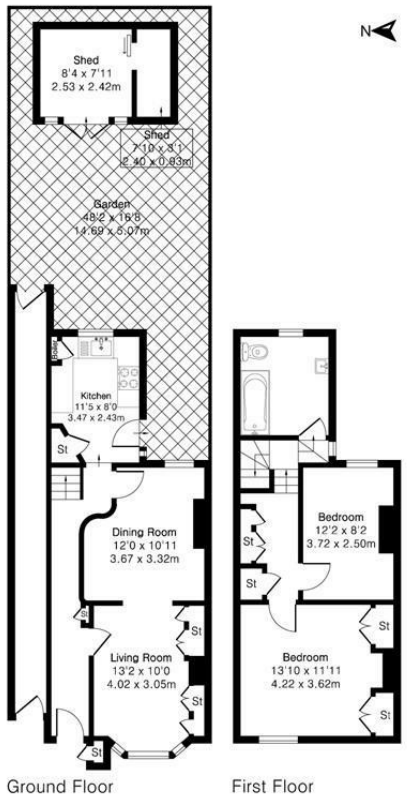
Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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 870 sq ft - 81 sq m
(Excluding Outbuilding)
Ground Floor Area 440 sq ft – 41 sq m
First Floor Area 430 sq ft – 40 sq m
Outbuilding Area 94 sq ft – 9 sq m



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.

BAKER AND CHASE

EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: D

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