



Weardale Gardens, Enfield

Available

£599,995 (Freehold)





Ideally positioned in the sought-after Weardale Gardens, this spacious four-bedroom home combines the character of the 1930s with the comfort and practicality of modern family living.

Set within a quiet cul-de-sac, the property offers four well-proportioned bedrooms, two reception rooms and two bathrooms, providing a versatile layout ideal for families.

A welcoming entrance hall leads to two generous reception rooms, perfect for entertaining or relaxing with the family. The ground floor also benefits from a convenient WC, while upstairs there is a family bathroom and an en-suite to the principal bedroom.

Externally, the westerly facing rear garden is a real gem offering a lovely space to unwind and boasts a mature Peartree and grape vines in the green house. The property benefits from off-street parking for two cars, along with a sizeable rear garage accessed via a service road which provides additional storage as well as potential to utilise the space in a variety of ways, including a gym, home office or workshop.

The property is also chain-free, making it an attractive opportunity for buyers seeking a straightforward purchase.

The location offers a great balance of tranquillity and convenience. Enfield Town is close by, providing a wide selection of shops, cafés and restaurants, including Zaza, La Vida Café & Bistro and Marcus Kitchen & Bar. For outdoor enthusiasts, Enfield Town Park and the picturesque Forty Hall Estate offer excellent opportunities for walks, recreation and family days out, with Forty Hall also featuring beautiful gardens, parkland and a café.

With its generous accommodation, period charm, private parking, garage and desirable Enfield location, this four-bedroom home offers an excellent opportunity for families looking to put down roots in the area.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: E

Front Garden

Paved for off-street parking.

Porch

Tiled flooring, spotlights to ceiling, electric storage heater, door to inner hallway, overhead fitted storage.

Inner Hallway

Radiator, carpet, stairs to first floor landing, spotlights to ceiling, understairs storage cupboard housing: fuse box, gas and electric meters, door to reception one, door to reception two/dining area, door to WC, door to kitchen.

Reception One

uPVC double glazed window to front aspect, radiator, coving to ceiling, carpet, television aerial point.

Reception Two/Dining Room

Carpet, coving to ceiling, two radiators, uPVC double glazed door leading to rear garden, electric fireplace with surround.

Kitchen

Cork flooring, part-tiled walls, eye and base level units, wall mounted 'Worcester' boiler, stainless steel sink with mixer tap, fitted electric hob with extractor over, fitted double electric oven, space for fridge/freezer, space for washing machine, space for dishwasher, uPVC double glazed window rear aspect, uPVC double glazed door leading to rear garden.

WC

Lino flooring, part-tiled walls, low level WC, wash hand basin.

First Floor Landing

Carpet, stairs to second floor landing, doors to bedrooms two, three and four, door to bathroom.

Bedroom Two

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





Bedroom Three

Carpet, radiator, uPVC double glazed window to rear aspect, fitted wardrobe.

Bedroom Four

Carpet, radiator, uPVC double glazed window to front aspect.

Bathroom

Vinyl flooring, radiator, tiled walls, cupboard housing water tank, low level WC, pedestal wash hand basin, panelled bath, electric shower, uPVC double glazed frosted window to rear aspect.

Second Floor Landing

Carpet, door to bedroom one.

Bedroom One

Carpet, radiator, spotlights to ceiling, uPVC double glazed window to rear aspect, fitted wardrobes, velux window, under eaves storage, access to en-suite.

En-Suite

Carpet, radiator, tiled walls, spotlights to ceiling, uPVC double glazed frosted window to rear aspect, pedestal wash hand basin with mixer tap, low level WC, walk-in shower cubicle, electric shower.

Rear Garden (West-Facing)

Part paved area, rest laid to lawn, shrub borders, greenhouse, outside tap, door leading to garage.

Garage

Open and over door, additional uPVC double glazed door.

Disclaimer

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

- Pets are not allowed to attend viewings.
- Additional photos and/or filming of the property internally and externally is not permitted.
- 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.

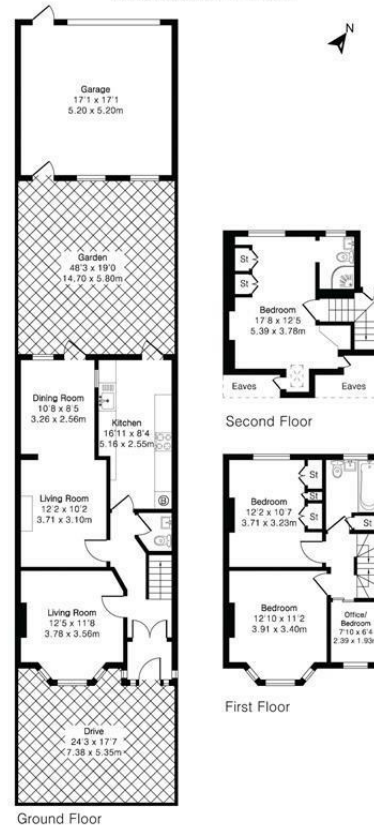
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Approximate Gross Internal Area 1256 sq ft - 117 sq m
(Excluding Garage)
Ground Floor Area 613 sq ft - 57 sq m
First Floor Area 408 sq ft - 38 sq m
Second Floor Area 235 sq ft - 22 sq m
Garage Area 293 sq ft - 27 sq m



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 / Local Authority: London Borough of Enfield / Council Tax Band: E

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