



## Woodlands Road, Enfield, EN2

Available

£475,000 (Freehold)







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## **Baker and Chase are excited to offer this 2 bedroom Victorian terrace, in a sought after location on Woodlands Road, EN2.**

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Baker and Chase are delighted to offer this exposed brick fronted 2 bedroom Victorian terrace, in a sought after and most convenient location.

Offered on a chain-free basis, the accommodation comprises a spacious through lounge reception room boasting a brick built chimney breast and double glazed windows to both front and rear aspects. The kitchen follows next which has worktop space and allows access to both the rear garden and the downstairs cloakroom.

The first floor offers its original layout with two double bedrooms, the main of which spanning the full width of the property and a family bathroom suite competing the accommodation.

Externally the property benefits from front and rear gardens.

This property is would appeal to someone looking to create a house to suit their own lifestyle, as it allows for modernisation to be implemented.

Woodlands Road is a fantastic location, around 0.5 miles from Gordon Hill B.R station, serving the City in around 30 minutes, via Finsbury Park (Piccadilly and Victoria Lines). Lancaster Road hosts a number of well known shops, including a Sainsbury's local and a Co-Op. There are also a number of popular location shops including Zippola Cafe and The award winning Holtwhites Artisan Bakery.

This particular pocket of Enfield has the added benefit of being close to both Town and "Country", with the beautiful Hillyfields and 273 acre Forty Hall Estate both close by.

For those with Schools as a consideration, Woodlands Road is well situated for some of Enfield's most sought after schools, including The Wren Academy, Lavender and St Georges RC. There is also wider access to both Enfield County and Enfield Grammar Schools.

Council Tax Band - D

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## Front

### Inner Hallway

Radiator, coving to ceiling, stairs to first floor landing, under stairs storage cupboard housing fuse box and electric meter, door to lounge.

### Lounge

Bay fronted window to front aspect, two radiators, coving to ceiling, window to rear aspect, archway leading to kitchen.

### Kitchen

Tiled flooring, eye and base level units, part tiled walls, sink with mixer tap, space for oven, door leading to lean-to.

### Lean - To / WC

Radiator, door leading to WC, frosted window to side and rear aspect, door leading to rear garden, plumbed for washing machine, space for fridge, space for freezer.

### First Floor Landing

Door to both bedrooms, door to bathroom.

### Bedroom One

Fitted wardrobes, radiator, two windows to front aspect.

### Bedroom Two

Window to rear aspect, radiator, fitted wardrobes.

### Bathroom

Frosted window to rear aspect, loft access, tiled walls, storage cupboard housing boiler and water tank, panelled bath, electric shower, low level WC, pedestal wash hand basin.

### Front Garden

Paved area, shrub borders, gas meter box.

### Rear Garden (West Facing)

Paved area, shrub areas, timber-built shed.

### Disclaimer

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. They may however be available by separate negotiation.

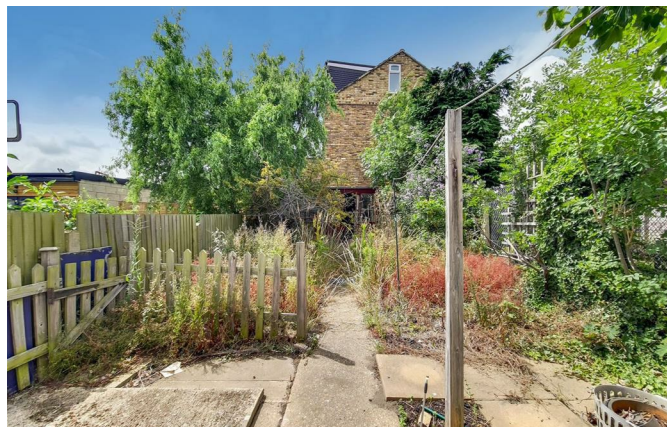
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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



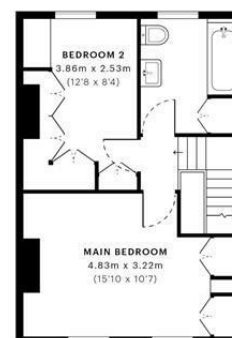
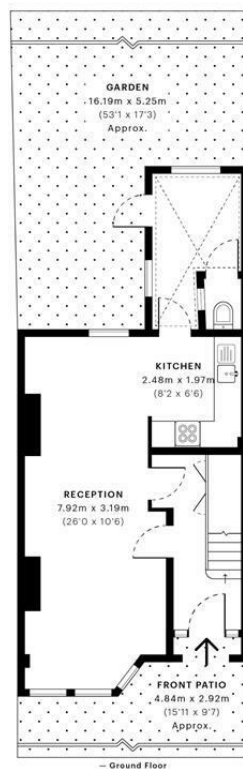


Woodlands Road, EN2

CAPTURE DATE 29/04/2022 LASER SCAN POINTS 113,789,960

GROSS INTERNAL AREA

76.52 sqm / 823.65 sqft



GROSS INTERNAL AREA (GIA)  
The footprint of the property  
76.52 sqm / 823.65 sqft

NET INTERNAL AREA (NIA)  
Excludes walls and external features  
includes windows, restricted head height  
69.29 sqm / 745.83 sqft

EXTERNAL STRUCTURAL FEATURES  
Balconies, terraces, verandas etc.  
0.00 sqm / 0.00 sqft

RESTRICTED HEAD HEIGHT  
Limited use area under 1.5m  
0.33 sqm / 3.55 sqft



Speco Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

area 3B RESIDENTIAL: 73.63 sqm / 793.19 sqft  
area 3C RESIDENTIAL: 70.03 sqm / 753.60 sqft  
apric id: 62b3d42c5844f0e400482ba

EPC Rating D / Local Authority: / Council Tax Band:

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