



Halifax Road, Enfield

Completed

£565,000





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Offered in excellent condition throughout, the accommodation consists of a front reception room which boasts plantation shutters and an exposed brick built fireplace with a wood burner. An open plan kitchen/diner is on offer next creating a lovely, family friendly space overlooking, via bi-fold doors, the generous south facing garden which host some well established planting and fruit trees. The first floor offers three bedrooms, two of which are doubles alongside the family bathroom. We believe there could be potential to extend into the loft subject to the usual permissions.

Externally the property benefits from side access and off street parking.

Halifax Road is perfectly positioned for a number of great schools, including Chase Side Primary and St Georges RC School. Being positioned directly off Chase Side means there is excellent access to an array of restaurants and independent shops.

Gordon Hill is the nearest station and sits approx 0.3 miles away and serves London Moorgate via Finsbury Park (Victoria & Piccadilly Lines) in around 30 mins.

Front

Paved driveway

Hallway

Wood flooring, wooden skirting boards, picture rails, radiator, staircase, doors to

Reception Room

Wood flooring, wooden skirting boards, picture rails, ceiling pannelling, radiator, double glazed windows window to front aspect, plantation shutters, wood burner

Open Plan Kitchen/Diner

Wood flooring, wooden skirting boards, brick fireplace, pantry, matching base units, wood block worktops, electric oven and cooker with tiled surround, double glazed windows and bi-fold doors to rear aspect

Landing

Carpet, wooden skirting boards, picture rails, loft hatch, doors to

Main Bedroom

Laminate, wooden skirting boards, picture rails, radiator, double glazed windows to front aspect

Bedroom 2

Wood flooring, wooden skirting boards, radiator, storage cupboard, double glazed windows to rear aspect

Bedroom 3

Laminate flooring, wooden skirting boards, radiator, double glazed windows to front aspect

Bathroom

Tiled surround, radiator, w/c low flush, pedestal sink with mixer tap, bath with shower attachment, storage cupboard, double glazed windows to rear aspect

Garden

Patioed and laid to lawn, well established planting and fruit trees, side gate

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.



Halifax Road, EN2

CAPTURE DATE 11/12/2021

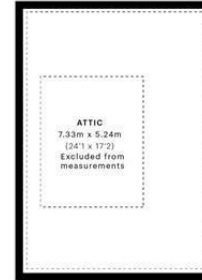
LASER SCAN POINTS 6,443,974

GROSS INTERNAL AREA

78.81 sqm / 848.30 sqft



— Ground Floor



— First Floor

GROSS INTERNAL AREA (GIA)
The footprint of the property
78.81 sqm / 848.30 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes windows, restricted head height
73.16 sqm / 787.49 sqft

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

RESTRICTED HEAD HEIGHT
Unlimited use area under 1.5m
0.00 sqm / 0.00 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 38 RESIDENTIAL 76.92 sqm / 827.90 sqft
area 30 RESIDENTIAL 78.66 sqm / 850.63 sqft

spec id: 67a7d8c034b6e70db424bc06

EPC Rating D

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