



Birkbeck Road, Enfield

Under Offer (SSTC)
£650,000 (Freehold)





Stylish & Spacious 3-bedroom Semi Detached House, In an Excellent Residential Location in Enfield, EN2

Baker and Chase are delighted to present this terrific 3-bedroom semi-detached family home, in a great location, close to some of Enfield's best parks and open spaces.

Benefiting from a garage to the side and a generous garden, there is huge scope to extend and develop (STPP) this already impressive house. The accommodation consists of two reception rooms, an extended kitchen, downstairs shower room and integral garage, which could accommodate a number of different uses. The first floor is offered in its original layout, with two large double bedrooms, a single third bedroom and a modernised family bathroom.

Externally, the property enjoys a prominent corner plot where Birkbeck Road meets Woodbine Grove. There is a small front garden, a brick built boundary wall and a generous back garden. Tuckers park sits less than 100m away, at the end of Woodbine Grove and slightly further afield, there is easy access to Hillyfields, Forty Hill Country Park & Estate and Whitewebbs Country Park.

The property sits at the northern end of Birkbeck Road, where properties are spread out with very little through traffic. Despite the quiet nature of the immediate area, there is a lovely range of local shops along the nearby Lancaster Road & Chase Side. Gordon Hill B.R Station is the closest mainline station and provides a regular service into The City of London via Finsbury Park (Victoria & Piccadilly Line). For families where schools are a consideration, the property sits within easy access of the sought after Lavender Primary School.

Local Authority: Enfield
Council Tax Band: E

Front Garden

Brick built boundary wall, gated entrance, low maintenance patio garden, stairs to:

Porch

Triple aspect Upvc porch, door to:

Hallway

Double glazed opaque Upvc door and window to front aspect, radiator, dado and picture rails, coving to ceiling, x2 under-stairs storage cupboard, one offering a plumbed space for a washing machine, stairs to first floor, doors to:

Lounge

Double glazed bay window to front aspect, feature fire place, picture rail, coving to ceiling, radiator

Dining Room

Double glazed double doors to rear aspect, radiator, picture rail, coving to ceiling

Kitchen

Double glazed door and window to rear aspect, matching range of wall and base units, with top, top work surfaces over, electric oven, electric hob with extractor hood over, spaces for appliances, spotlights, tiled splash backs, radiator, door to:

Downstairs w/c

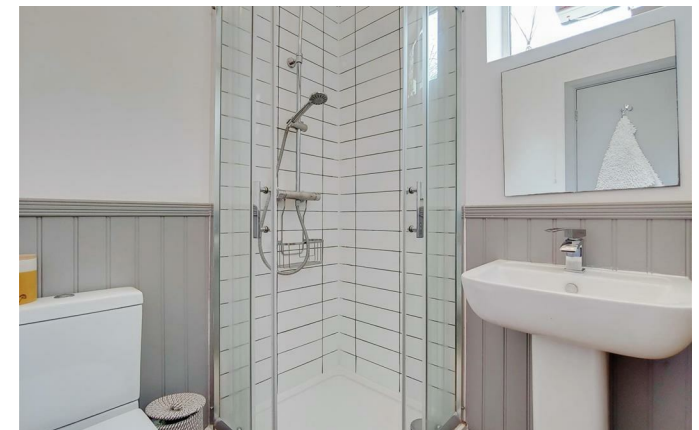
Double glazed opaque window to side aspect, pedestal hand basin with mixer tap, shower corner unit, low flush w/c, radiator, extractor fan

First floor landing

Double glazed window to side aspect, picture and dado rail, coving to ceiling, loft access, doors to:

Bedroom 1

Double glazed bay window to front aspect, range of built in wardrobes, radiator, picture rail





Bedroom 2

Double glazed window to rear aspect, original built in storage cupboard, built in wardrobe, radiator, picture rail and coving to ceiling

Bedroom 3

Double glazed window to front aspect, radiator, built in storage cupboards

Bathroom

Double glazed opaque window to side access, panel bath with shower screen, mixer tap and shower over, pedestal hand basin with mixer tap, low flush w/c, extractor fan, tiled floor, part tiled walls, radiator, spotlights

Garden

Sandstone patio, mainly laid to lawn, with sandstone patio and shrub borders, gated side access, outside tap

Integral Garage

Up and over door, power and light, concrete floor

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.



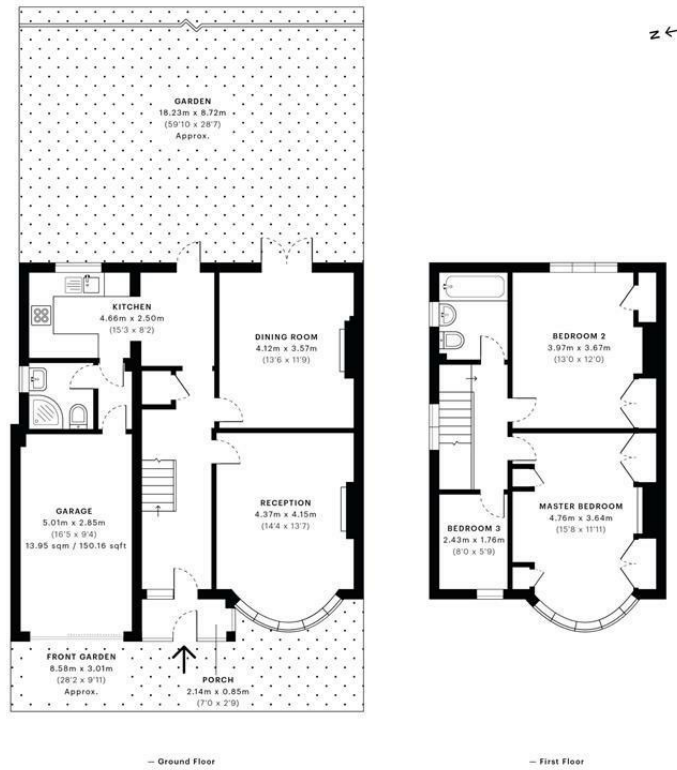


Birkbeck Road, EN2

CAPTURE DATE: 07/07/2020 LASER SCAN POINTS: 49,837,394

GROSS INTERNAL AREA

121.46 sqm / 1307.38 sqft



GROSS INTERNAL AREA (GIA)
The footprint of the property
121.46 sqm / 1307.38 sqft

NET INTERNAL AREA (NIA)
Excludes walls and external features
includes windows, external head height
109.90 sqm / 1182.95 sqft

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

RESTRICTED HEAD HEIGHT
Limited use area under 1.8m
0.00 sqm / 0.00 sqft



Spec 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: 117.56 sqm / 1265.41 sqft
area 30 RESIDENTIAL: 110.63 sqm / 1190.81 sqft
area id: 5ef3686af6722a09f6f5ce4d

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

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