



Cecil Avenue, Enfield

Under Offer (SSTC)

£699,995 (Freehold)





Baker and Chase welcome you to this extended four bedroom contemporary mid-terrace house in a fantastic location. This beautiful house comes with off-street parking, modern kitchen and loft conversion with ensuite bathroom.

Welcome to Cecil Avenue, Enfield - a stunning mid-terrace house that is sure to captivate you from the moment you step inside. This artistically designed property boasts two reception rooms, perfect for entertaining guests or simply relaxing with your loved ones. With four spacious bedrooms, there is plenty of room for the whole family to enjoy.

One of the standout features of this property is the magazine-featured garden, a true oasis in the bustling city. Imagine enjoying a cup of tea surrounded by beautiful blooms and lush greenery. Another highlight of the garden is the studio, offering a versatile space that can be transformed into a home office, art studio, or a peaceful retreat from everyday life.

The contemporary kitchen is a chef's dream, with sleek finishes and top-of-the-line appliances that will inspire your culinary creations. Located in Enfield's popular area, you'll have easy access to local amenities, schools, and transport links, making this the ideal place to call home.

The loft conversion with an ensuite bathroom offers a private sanctuary, providing a peaceful retreat after a long day. The two modern bathrooms ensure that busy mornings run smoothly with a convenient downstairs toilet.

Off-street parking adds to the handiness of this refreshingly large house, making coming home a breeze.

Don't miss out on the opportunity to own this exceptional property in a sought-after location. Book a viewing today and experience the charm and elegance of Cecil Avenue for yourself.

Local Authority: Enfield
Council Tax Band: E

Inner Hallway

Radiator, coving to ceiling, stairs to first floor landing, marble floor tiles, under stairs storage cupboard housing: fuse box and electric meter, door to reception one, door to reception two, door to WC, door to kitchen/diner.

Reception 1

Coving to ceiling, Amtico LVT flooring, uPVC double glazed window to front aspect, radiator, fitted shelving, gas fire place with surround.

Reception 2

Amtico LVT flooring, coving to ceiling, ceiling rose, vertical radiator, access to kitchen/diner.

Kitchen/Diner

Spotlights to ceiling, Amtico LVT flooring, eye and base level units, vertical radiator, integrated dishwasher, fitted 'Neff' electric double oven, cupboard housing washing machine & dryer, cupboard housing 'Worcester Bosch' combination boiler, fitted gas hob, Inset sink with mixer tap, uPVC double glazed window to rear aspect, uPVC double glazed door leading to rear garden, space for fridge/freezer, quartz worktops, roof lantern.

WC

Low level WC, tiled flooring, wash hand basin with mixer tap.

First Floor Landing

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

Bedroom 2

Radiator, uPVC double glazed window to front aspect, fitted wardrobe, carpet flooring.

Bedroom 3

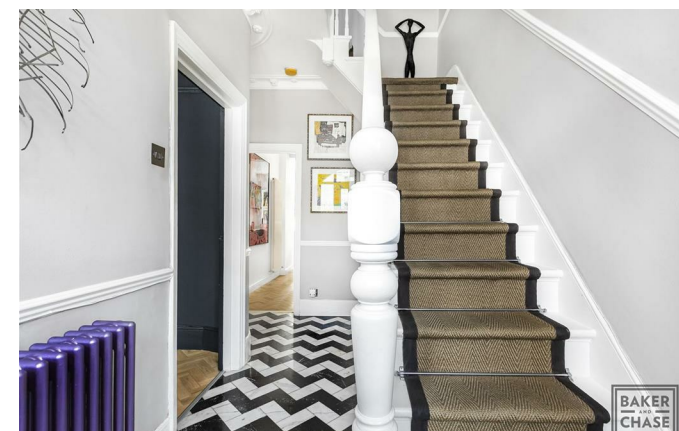
uPVC double glazed window to rear aspect, radiator, wood flooring.

Bedroom 4

uPVC double glazed window to rear aspect, radiator, wood flooring.

Bathroom

Spotlights to ceiling, tiled flooring, tiled walls, extractor fan, wash hand basin with mixer tap, low level WC, panelled bath with mixer tap and mains fed shower, vertical radiator, frosted uPVC double glazed window to front aspect.





Second Floor Landing

Velux window, door to bedroom one.

Bedroom 1

Wood flooring, spotlights to ceiling, uPVC double glazed window to rear aspect, fitted wardrobes, sliding door to ensuite, underfloor heating, two velux windows.

En-Suite

Tiled flooring, tiled walls, frosted uPVC double glazed window to rear aspect, low level WC, wash hand basin with mixer tap, walk-in shower cubicle with mains fed shower, spotlights to ceiling.

Front Garden

Paved area, gas meter box.

Rear Garden

Part paved area, outside tap, electric power point, raised flower beds, part laid to lawn, part decking area with water feature, access to outbuilding.

Outbuilding

Wood flooring, power & lighting, has separate fuse box.

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.

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.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the





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sale (or may be available by separate negotiation) will be provided by the Seller s Solicitors.

Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Baker and Chase Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Baker and Chase Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).

Media: (Photos, Videos etc)The photographs, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken.

Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.

VAT: The VAT position relating to the property may change without notice

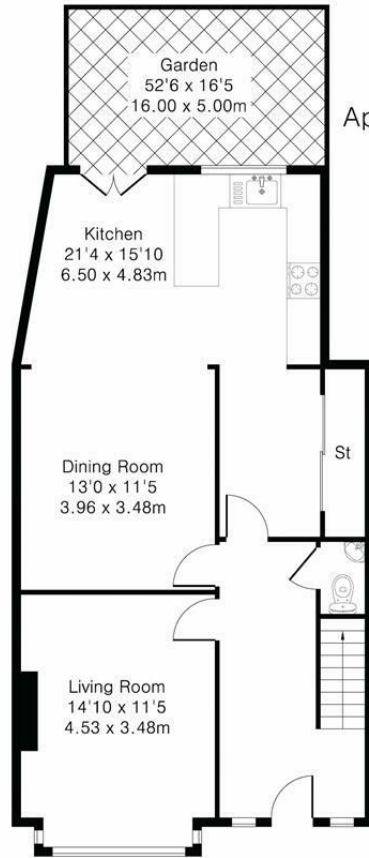
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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

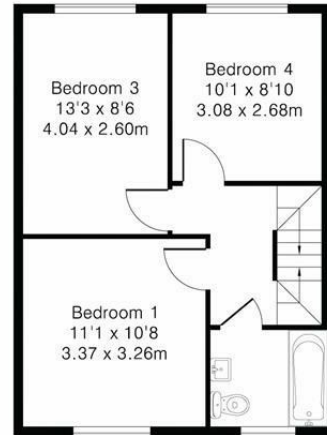
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





Ground Floor

Approximate Gross Internal Area 1345 sq ft – 125 sq m
 Ground Floor Area 740 sq ft – 69 sq m
 First Floor Area 430 sq ft – 40 sq m
 Second Floor Area 175 sq ft – 16 sq m



First Floor



Second Floor



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 as defined by RICS code of measuring practise. No guarantee is given on 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 C / Local Authority: Enfield / Council Tax Band: E

