



Parsonage Lane, Enfield

Under Offer (SSTC)

£550,000 (Freehold)





Welcome to this charming end of terrace, townhouse located on Parsonage Lane, with access to local amenities, schools, and parks, making it a great choice for those seeking a convenient and vibrant neighbourhood to call home.

Located in Parsonage Lane of Enfield, this Townhouse is a true gem waiting to be discovered. Built in 2019, this property boasts a modern and stylish design, spanning 1,124 sq ft across three floors, offering a contemporary living experience that is sure to impress.

As you step inside, you are immediately greeted by a beautifully designed kitchen and dining room that is perfect for all your culinary adventures. Complete with top-of-the-line 'Samsung' appliances, including a fridge/freezer and dishwasher, as well as a fitted electric oven and gas hob. The abundance of natural light streaming in through the triple glazed wooden windows enhances the bright and airy atmosphere of the room. The ground floor features a convenient toilet, adding to the practicality of the layout.

Moving to the first floor, the main lounge exudes warmth and comfort, with plush carpeting underfoot and access to a lovely balcony where you can unwind and enjoy the peaceful outdoor space. The second bedroom on this floor offers a retreat for relaxation.

The third floor offers a spacious first bedroom, a true sanctuary with a fitted wardrobe and a PIV (positive input ventilation system) unit for added comfort. Both bedrooms are generously sized, ensuring ample space for your comfort. The stylish bathroom on this floor adds a touch of luxury to your daily routine, with hard-wearing vinyl flooring and in-ceiling speakers for a touch of opulence.

One of the highlights of this property is the rear patio and parking area, complete with a shed for extra storage, manual gate for security and a power point for convenience. Parking will never be a hassle again, with a parking space for one car, already wired for an electric vehicle charger (Ev).

The mechanical extract ventilation ensures a fresh and airy atmosphere throughout the house, this property is perfect for those looking for a modern home with high-quality finishes and thoughtful design elements.

Local Authority: Enfield
Tax Band: D

Inner Hallway

Carpet, cupboard housing: fuse box and solar panel meter, stairs to first floor landing, door to kitchen, door to WC.

Kitchen/Diner

Carpet, part hard wearing flooring, radiator, triple glazed wooden windows to front and side aspect, eye and base level units, stainless steel sink with mixer tap, space for washing machine, integrated 'Samsung' fridge/freezer, integrated 'Samsung' dishwasher, fitted electric oven, fitted gas hob with extractor over, air vent, door leading to patio/parking area.

WC

Vinyl hard wearing flooring, radiator, extractor fan, pedestal wash hand basin with mixer tap, low level WC.

First Floor Landing

Carpet, stairs to second floor landing, door to lounge, door to bedroom two.

Lounge

Carpet, triple glazed wooden windows to front and side aspect, radiator, triple glazed door leading to balcony.

Balcony

Decking area, outside tap, power point.

Bedroom Two

Carpet, radiator, triple glazed wooden window to front aspect.

Second Floor Landing

Carpet, triple glazed wooden window to rear aspect, cupboard housing 'Solis' mini-inverter, cupboard housing 'Mega-Flo', radiator, door to bedroom one, door to bathroom.

Bedroom One

Carpet, radiator, fitted wardrobe, triple glazed wooden window to front aspect, PIV (positive input ventilation system) unit.





Bathroom

Triple glazed wooden window to side aspect, air vent, heated towel rail, pedestal wash hand basin with mixer tap, low level WC, panelled bath with mixer tap and shower attachment, hard wearing vinyl flooring, shaving point, two in-ceiling speakers.

Front Garden

Irrigation system, electric meter box, paved area, pebble stone area, gas meter box.

Rear Patio & Parking Area

Paved patio area, power point, manual gate, structural insulated panel built shed, parking space for one car.

Disclaimer

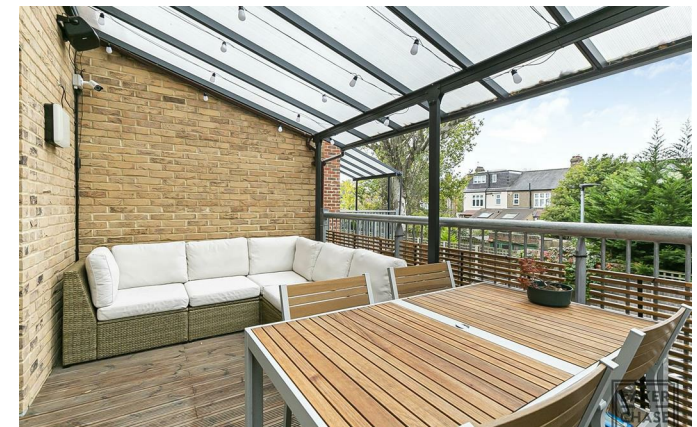
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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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 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







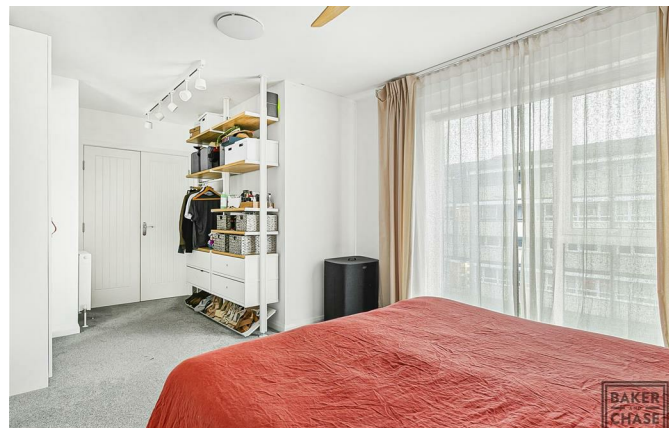
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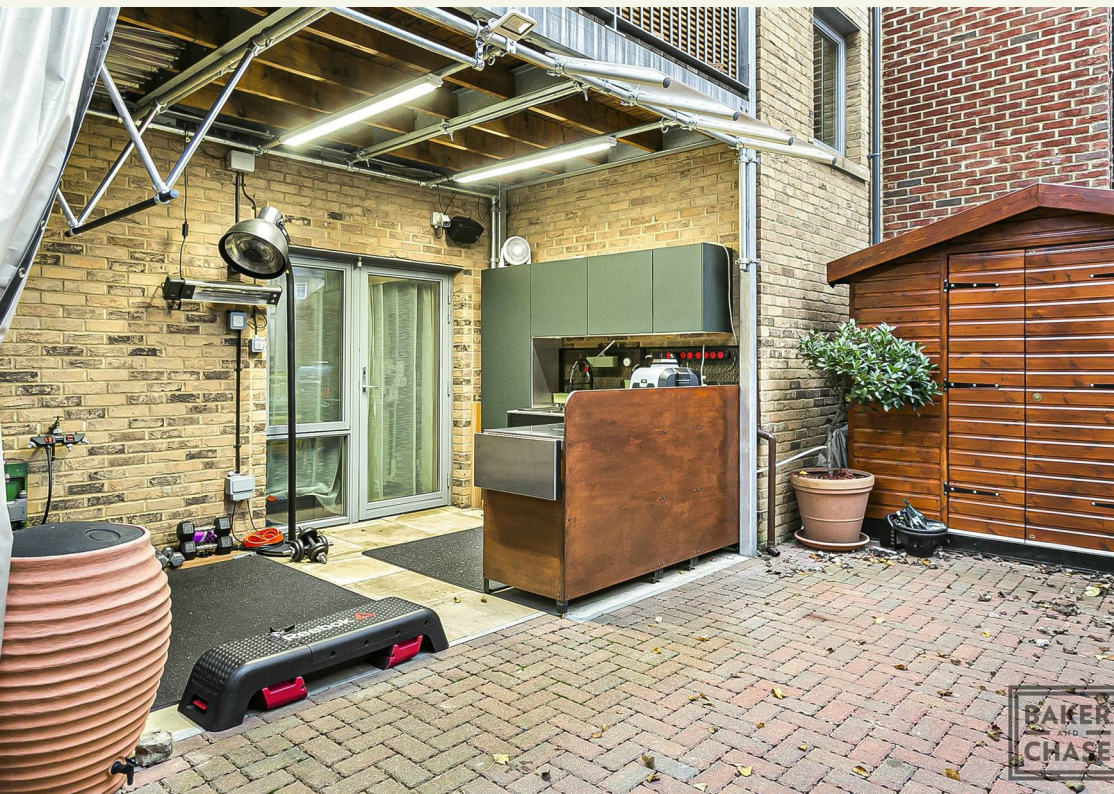
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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



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Approximate Gross Internal Area 1124 sq ft - 105 sq m

Ground Floor Area 328 sq ft – 31 sq m

First Floor Area 398 sq ft – 37 sq m

Second Floor Area 398 sq ft – 37 sq m



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 B / Local Authority: / Council Tax Band: D

