



## St. Georges Road, Forty Hill, Enfield

Available

£699,995 (Freehold)







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**Substantial 5/6 bedroom, end of terrace house, in a sought-after location, with huge scope for a range of potential uses.**

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Baker and Chase present this extended 5/6 bedroom end of terrace house, occupying a double-width plot, including accessible rooms and ramped access on the ground floor, lending itself to a range of future uses.

This property is sure to be of interest to families requiring lots of bedroom space, care givers or potentially buy-to-let investors, given the large footprint and flexibility on offer.

There are currently three entrances, two to the front, one of which is ramped, and another to the rear accessed via the gated side access. There is also a substantial outbuilding at the foot of the garden, which was previously a garage, and could form additional parking, and/or an office.

Once inside, there is a hallway with an understairs cloakroom. To the right you have an accessible room with wide doorway, which benefits from its own front door, a utility room plus a private wetroom/en-suite. To the left, there is the through-lounge, with feature fire place. As the property has been extended to the side, there is a large kitchen, with ample space for a wide range of appliances.

The first floor splits in two directions. The left hand side retains a traditional layout, with two double bedrooms, a box room and a family bathroom. The extended portion to the right hosts two further double bedrooms. The loft is part boarded, and offers future potential STPP.

Externally, there is a single space to the front, pedestrian side access (gated), and a substantial outbuilding to the rear, which could be adapted to re-introduce rear access and/or additional parking.

St Georges Road sits in the heart of Forty Hill, which is considered North Enfield and has two popular primary schools, Forty Hall CofE and Worcesters, and a choice of local convenience stores. The A10 retail park, which includes a Sainsburies and Aldi is a short drive away, as is Enfield Town, which offers a range of shops and places to eat.

Local Authority: Enfield

Tax Band: E

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### Front Garden/Driveway

Dropped curb, x2 entranced (1 stepped and 1 ramped), gated pedestrian side access, brick built boundary wall.

### Storm Porch

Double glazed door and window to front aspect, door to:

### Hallway

x2 accessible doors to through lounge and downstairs bedroom, picture rail, door to:

### Under stairs w/c

Low flush w/c, corner hand basin, half tiled, extractor fan

### Downstairs Bedroom/Reception (Potentially Self Con

Double glazed accessible door and window to front aspect, double radiator, dado rail, doors to:

### Downstairs Bathroom

Low flush w/c, hand basin, corner shower unit with electric shower, extractor fan, part tiled.

### Utility Room

Wall mounted Vaillant boiler, wall units, roll top work surfaces, plumed space for appliances, electric fuse box., radiator.

### Through Lounge

Double glazed window to front aspect, double glazed French doors to rear aspect, gas feature fire place, picture rail, coving to ceiling, column radiator, access to:

### Kitchen

Double glazed window and opaque door to rear aspect, matching range of wall and base units with Quartz work surfaces over, 1 1/2 sink and drainer with mixer tap, integrated dishwasher, space for Range cooker with extractor hood over, breakfast bar area, space for A, Erica fridge freezer, spotlights.

### Split Landing

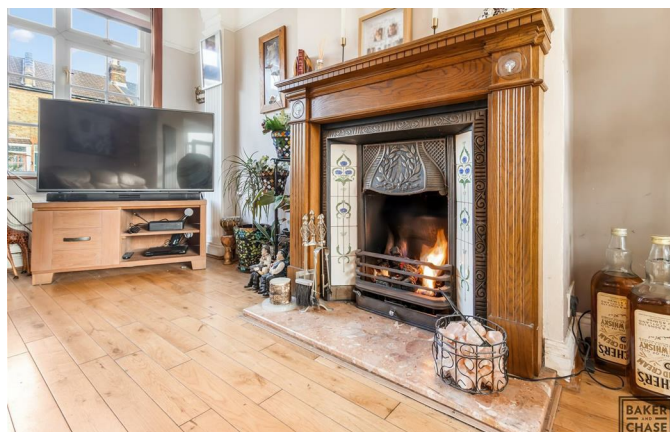
Loft access, picture rail, doors to:

### Bedroom 3

Double glazed bay window to front aspect, radiator, coving to ceiling

### Bedroom 4

Double glazed window to rear aspect, radiator, picture rail







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## Bedroom 5

Double glazed window to front aspect, radiator, built in wardrobe and storage.

## Bathroom

Double glazed opaque window to rear aspect, panel bath with mixer tap and shower over, hand basin with storage under, low flush w/c, built in storage cupboard, heated towel rail, fully tiled.

## Bedroom 1

Double glazed bay window to front aspect, matching range of bedroom units to include wardrobe, bedside units and dresser, coving to ceiling.

## Bedroom 2

Double glazed window to rear aspect, coving to ceiling, radiator.

## Garden

Mainly paved with decked area, rockery, large shed, shrub borders, outside tap, side access, access to:

## Outbuilding (formally a garage)

Retaining right of way over the rear access, power, light, roof light, spotlights, x2 front facing single glazed windows.

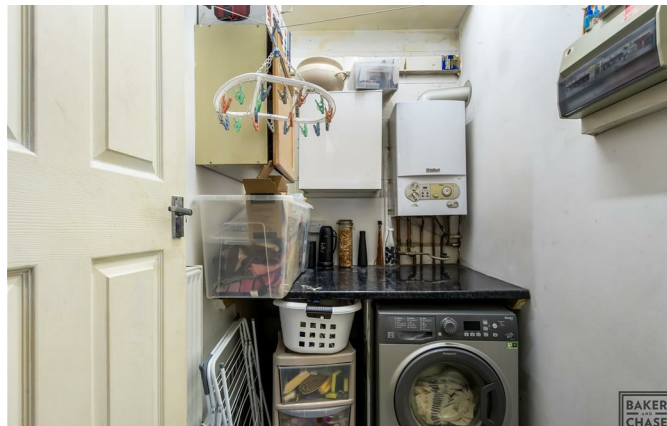
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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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







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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.

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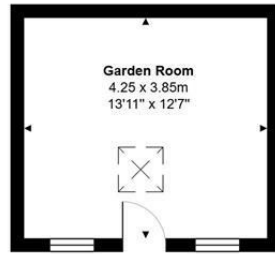
**Availability:** Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





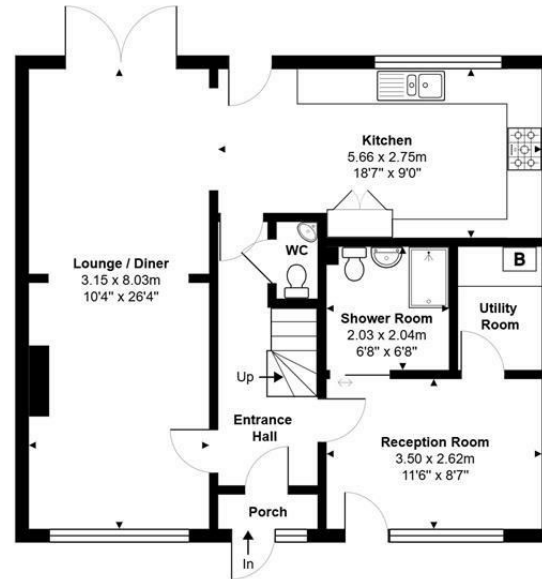






**Garden Room**  
4.25 x 3.85m  
13'11" x 12'7"

**Outbuilding**  
Area: 16.3 m<sup>2</sup> ... 176 ft<sup>2</sup>



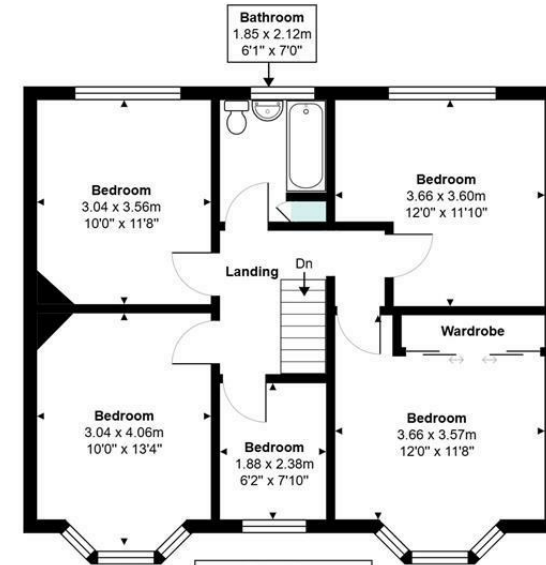
**Lounge / Diner**  
3.15 x 8.03m  
10'4" x 26'4"

**Kitchen**  
5.66 x 2.75m  
18'7" x 9'0"

**Shower Room**  
2.03 x 2.04m  
6'8" x 6'8"

**Reception Room**  
3.50 x 2.62m  
11'6" x 8'7"

**Ground Floor**  
Area: 72.0 m<sup>2</sup> ... 775 ft<sup>2</sup>



**Bathroom**  
1.85 x 2.12m  
6'1" x 7'0"

**Bedroom**  
3.04 x 3.56m  
10'0" x 11'8"

**Bedroom**  
3.66 x 3.60m  
12'0" x 11'10"

**Bedroom**  
3.04 x 4.06m  
10'0" x 13'4"

**Bedroom**  
1.88 x 2.38m  
6'2" x 7'10"

**Bedroom**  
3.66 x 3.57m  
12'0" x 11'8"

**First Floor**  
Area: 66.6 m<sup>2</sup> ... 717 ft<sup>2</sup>

### St Georges Road, Enfield EN1 4TY

Total Area: 155.0 m<sup>2</sup> ... 1668 ft<sup>2</sup>

All measurements are approximate and for display purposes only



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

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