



Canonbury Road, Enfield

Under Offer (SSTC)

£475,000 (Freehold)





Baker and Chase are delighted to present Canonbury Road in Enfield, this delightful house. With three well-proportioned bedrooms, this property offers ample space for comfortable living.

Welcome to this charming Victorian-style three-bedroom property, located on Canonbury Road in Enfield, Greater London. Situated equidistant to both Enfield Town and Gordon Hill Train Stations, this home offers excellent transport links into Central London, making it ideal for commuters. The property is also in close proximity to local amenities, schools, and parks, providing a perfect setting for families and professionals alike.

The property boasts potential for further development (STPP), allowing the discerning buyer to expand or customise the space to suit their needs. The house benefits from both front and rear gardens, offering a private outdoor space ideal for relaxation or entertaining.

Upon entering, you are welcomed into a spacious through lounge featuring laminate wood flooring, a gas fireplace with surround, and double-glazed sash windows to the front. The lounge also provides useful fitted storage and shelving, as well as an under-stairs cupboard. Moving through, the kitchen is well-equipped with eye and base level units, tiled flooring, and a range of modern fittings, including space for a gas oven, fridge/freezer, and dishwasher. A convenient uPVC door leads directly to the rear garden.

On the ground floor, you will find a well-appointed bathroom with a walk-in shower cubicle, panelled bath, and a separate low-level WC with a wash hand basin. The first floor features a separate WC for added convenience. The 3 bedrooms are generously sized, with original wood flooring in the master bedroom, which also benefits from two fitted wardrobes and two sash windows. The second and third bedrooms offer comfortable living spaces, with carpets and double-glazed windows to the rear aspect.

The rear garden is a perfect place to unwind, featuring a paved area, a timber-built shed for additional storage, an outdoor power point, and an outside tap. The property is offered chain-free, providing a hassle-free buying experience.

Local Authority: Enfield

Tax Band: D

Inner Hallway

Laminate wood flooring, stairs to first floor landing, access to lounge.

Lounge

Laminate wood flooring, radiator, double glazed sash windows to front aspect, gas fireplace with surround, fitted storage and shelving, under stairs storage cupboard housing: fuse box and electric meter, door to kitchen, door to bathroom.

Kitchen

Eye and base level units, tiled flooring, uPVC double glazed door leading to rear garden, cupboard housing boiler, sink with mixer tap, space for fridge/freezer, space for gas oven and hob with extractor over, space for dishwasher.

Bathroom

Frosted uPVC double glazed window to rear aspect, heated towel rail, tiled flooring, tiled walls, extractor fan, low level WC, panelled bath with mixer tap and shower attachment, walk-in shower cubicle with mains fed shower, wash hand basin with mixer tap.

First Floor Landing

Loft access, storage cupboard, carpet, doors to all bedrooms, door to WC.

Bedroom One

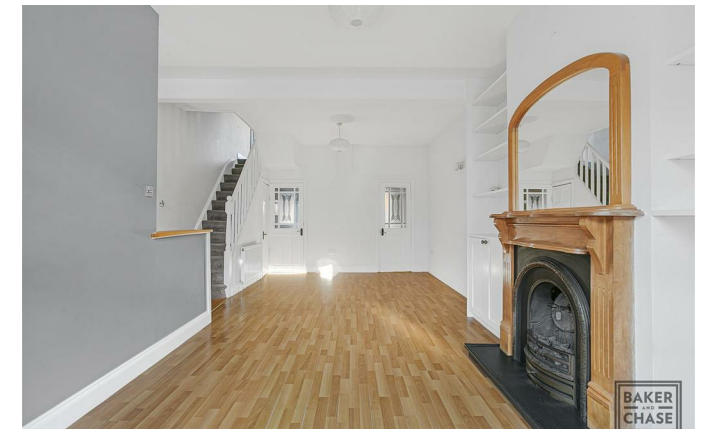
Original wood flooring, two radiators, two sash double glazed windows to front aspect, two fitted wardrobes.

Bedroom Two

uPVC double glazed window to rear aspect, radiator, carpet.

Bedroom Three

uPVC double glazed window to rear aspect, radiator, carpet.





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WC

Frosted window to side aspect, low level WC, wash hand basin.

Front Garden

Paved area, gas meter box.

Rear Garden

Paved area, outside tap, timber-built shed, power point.

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.

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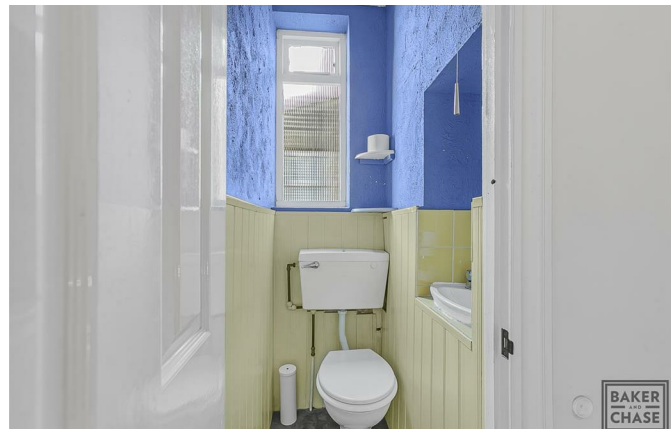




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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

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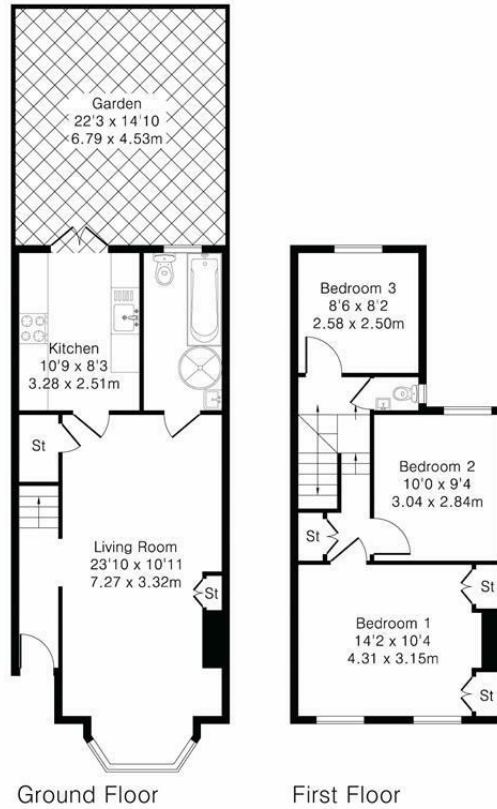




Approximate Gross Internal Area 824 sq ft - 77 sq m

Ground Floor Area 448 sq ft – 42 sq m

First Floor Area 376 sq ft – 35 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 D / Local Authority: Enfield / Council Tax Band: D

