

Cecil Road, Enfield Town

Available

Offers in excess of £575,000 (Freehold)

BAKER AND CHASE



Set in a desirable Enfield location, this two-bedroom semi-detached home combines attractive period character with flexible living space and a fantastic south-facing garden.

Located on Cecil Road in Enfield, this attractive semi-detached home combines period charm, versatile accommodation and an excellent Enfield Town location.

This delightful two-bedroom house offers a comfortable blend of character and modern living, with two spacious double bedrooms, two welcoming reception rooms and a useful basement room, ideal as a home office, hobby space or additional living area. There is also potential for further development, subject to the necessary planning permissions.

The newly renovated bathroom provides a stylish modern addition, featuring a walk-in shower, freestanding bath and Japanese-style toilet, creating a comfortable and contemporary space.

A particular highlight is the southerly facing rear garden, providing a sunny and private outdoor space ideal for relaxing, entertaining and enjoying al fresco dining.

The location is equally appealing, with Enfield Town Station just 0.2 miles away, offering excellent transport links, while the town centre is within easy walking distance. A wide choice of amenities is close at hand, including Waitrose, Marks & Spencer, Lidl and Iceland, as well as cafes such as La Vida Cafe and Bistro and The Green Room, Cafe & Bistro, and restaurants including Tasty Gyros Enfield Town and Marcus Kitchen & Bar.

Families are well served by nearby schools including Enfield Grammar School, Enfield County School for Girls and Chase Side Primary School. For green space, Town Park is on Cecil Road itself, with Chase Green and the New River also close by.

Combining period character, flexible living space, a sunny rear garden and an enviable town-centre setting, this is an excellent opportunity to make a home in a well-connected and vibrant part of Enfield.

Tenure: Freehold
Local Authority: London Borough of Enfield
Council Tax Band: D

Front Garden
Paved area, shrub border, gas meter box, side gate leading to rear garden.

Inner Hallway
Engineered oak flooring, radiator, coving to ceiling, stairs to first floor landing, door to reception one, door to reception two.

Reception One
Engineered oak flooring, coving to ceiling, radiator, double glazed sash windows to front aspect, plantation shutters, two fitted storage cupboards, fitted shelving, feature fireplace with surround.

Reception Two
Engineered oak flooring, radiator, original sash window to side aspect, original sash window to rear aspect, door to basement, access to kitchen.

Kitchen
Engineered oak flooring, radiator, uPVC double glazed window to rear aspect, original sash window to side aspect, door leading to rear garden, eye and base level units, part-tiled walls, space for fridge/freezer, space for 7-ring gas cooker, space for dishwasher, sink with mixer tap.

Basement
Laminate flooring, spotlights to ceiling, extractor fan, cupboard housing fuse box and electric meter, further storage under stairs.

First Floor Landing
Engineered oak flooring, loft access, radiator, double glazed sash window to side aspect, doors to both bedrooms.

Bedroom One
Engineered oak flooring, radiator, feature fire place, double glazed sash window to front aspect, plantation shutters, fitted wardrobes.

Bedroom Two
Engineered oak flooring, radiator, feature fireplace, original sash window to side aspect, window to rear aspect, door to bathroom.

Bathroom
Tiled flooring, part-tiled walls, heated towel rail, spotlights to ceiling, radiator, original sash window to rear aspect, japenese style toilet, walk-in shower cubicle with mains fed shower, wash hand basin with mixer tap, stand alone bath with mixer tap storage cupboard housing: combination boiler and washing machine.

Rear Garden
Paved patio area, part laid to lawn, further decking area to rear, timber-built shed, outside tap, side gate leading to front garden.

Disclaimer
Viewings: In consideration of the current owner/occupants, please note:

a. Pets are not allowed to attend viewings.








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b. Additional photos and/or filming of the property internally and externally is not permitted.
c. Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

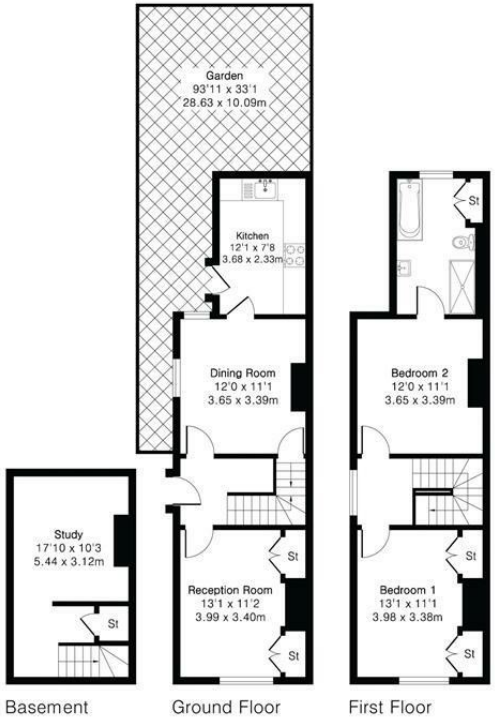
Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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.

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 unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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Approximate Gross Internal Area 1088 sq ft - 101 sq m
Basement Area 183 sq ft – 17 sq m
Ground Floor Area 454 sq ft – 42 sq m
First Floor Area 451 sq ft – 42 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.

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EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: D

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