



Parsonage Lane, Enfield

Under Offer (SSTC)

Offers in excess of £625,000 (Freehold)





Semi-detached three-bedroom house with off-street parking and is being sold chain free.

Situated on the sought-after Parsonage Lane in Enfield, this attractive semi-detached family home offers an excellent combination of space, convenience, and future potential. Boasting three generously sized bedrooms, a separate study/fourth bedroom, and versatile living accommodation throughout, this property is perfectly suited to growing families and professionals alike.

The ground floor welcomes you with a bright and spacious through lounge, creating an ideal setting for both everyday living and entertaining guests. A separate study/fourth bedroom provides a quiet and practical space for home working, reading, or use as a playroom. The addition of a ground floor WC further enhances the functionality of the home.

Externally, the property benefits from off-street parking and a private garage, offering secure and convenient parking solutions. There is also exciting scope for extension or further development, subject to the necessary planning permissions, allowing buyers the opportunity to create their ideal long-term home.

Ideally located within easy reach of Enfield Town Station, the property enjoys excellent transport connections into Central London and surrounding areas. Residents will also benefit from a wide range of nearby amenities, including reputable schools, local shops, restaurants, and green open spaces.

Offered to the market chain free, this is a fantastic opportunity to acquire a well-positioned home with significant potential in one of Enfield's most desirable residential locations.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: E

Front Garden

Paved for off-street parking for two cars, part shrub area, door to garage.

Porch

Door leading to inner hallway.

Inner Hallway

Laminate wood flooring, radiator, coving to ceiling, stairs to first floor landing, understairs storage cupboard housing: fuse box, gas and electric meters, door to bedroom four/study, door to lounge, door to kitchen.

Lounge

Part original floorboards, part original parquet flooring, coving to ceiling, two radiators, electric fireplace with surround double glazed windows to front aspect, door to utility area.

Utility Room

Laminate wood flooring, double glazed windows to rear aspect, door to WC.

WC

Frosted window to rear aspect, low level WC.

Kitchen

Eye and base level units, part-tiled walls, vinyl flooring, sink with mixer tap, floor standing boiler, space for gas oven, space for freezer, space for fridge, double glazed window to side aspect, door leading to rear garden, door to dining room.

Bedroom Four/Study Room

Laminate wood flooring, radiator, sink with mixer tap, double glazed window to front aspect.

First Floor Landing

Carpet, frosted double glazed window to side aspect, loft access, doors to all bedrooms, door to bathroom, door to WC.





Bedroom One

Laminate wood flooring, radiator, double glazed window to front aspect.

Bedroom Two

Carpet, radiator, coving to ceiling, double glazed window to rear aspect.

Bedroom Three

Carpet, radiator, double glazed window to front aspect.

Bathroom

Lino flooring, radiator, part-tiled walls, frosted double glazed window to rear aspect, wash hand basin with mixer tap, parallel basin with mixer tap and shoes attachment, cupboard housing water cylinder.

WC

Frosted double glazed window to rear aspect, lino flooring, part-tiled walls, low level WC, extractor fan.

Rear Garden

Part-paved area, part laid to lawn, outside tap, door to garage, shrub borders, further vegetable patch area to rear.

Garage

Power and lighting.

Disclaimer

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

- a. Pets are not allowed to attend viewings.
- 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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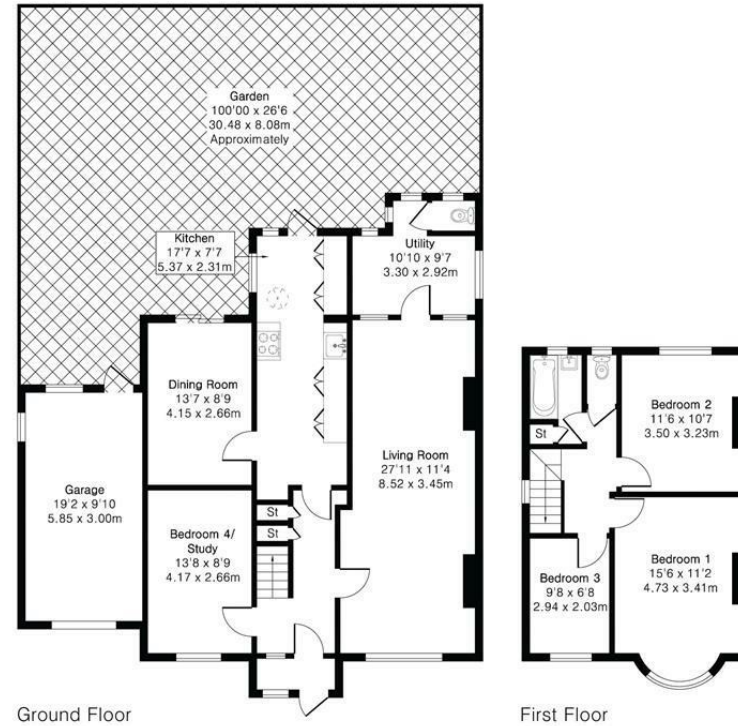


Approximate Gross Internal Area 1405 sq ft - 131 sq m
(Excluding Garage)

Ground Floor Area 935 sq ft - 87 sq m

First Floor Area 470 sq ft - 44 sq m

Garage Area 189 sq ft - 18 sq m



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.



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