



Lincoln Way

Available

£2,750 Per month (Available from 1st July 2026, Unfurnished)





Baker and Chase are delighted to present this stunning, brand new, approx 1287 sq ft, 3 double bedroom, 2-bathroom fully detached family house, which is now ready for occupation. Available now!

Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £82,500 pa+.

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Access to a welcoming hallway, and a ground floor WC. Bright and airy 20'4 L shaped lounge with bi-fold doors leading to a lovely rear garden. A stunning modern kitchen with integrated appliances including a dishwasher. A separate utility room offers a stacked washing machine and tumble dryer, plus additional storage.

The first floor provides two double bedrooms, and the main bedroom has the added benefit of an en-suite shower room and WC. The main modern family bathroom is also on this floor and includes a bath plus a walk in shower. The second floor provides a further double bedroom and all bedrooms have ample space for a double bed as well as storage.

Externally, the property comes with a neat 32' rear garden to the side of the house, which has a block paved patio area, artificial grass, outside lighting, gated access to both sides of garden. Block paved driveway providing off street parking for potentially up to 2 vehicles, bin storage with outside power point, Ohme electrical vehicle charger, security lighting. This property also has the added benefit of Solar Panels, which further contributes to the excellent energy efficiency of the property.

Lincoln Way provides direct access to the A10 and in turn A406 and M25. Enfield Town is a short drive away, as is the Retail Park, which provides a Sainsbury's and a large Next Home. Morrisons supermarket is also close by.

Southbury Train Station is only 0.3 miles away. There are a good selection of local primary and secondary schools.

Offered part furnished and is available now.

For further details or to arrange your viewing, please contact our office.

Exterior

Block paved driveway providing off street parking for potentially up to 2 vehicles, bin storage with outside power point, Ohme electrical vehicle charger, x2 gates to rear and side access, security lighting.

Entrance hall

Double glazed UPVC door to front aspect, under stairs storage cupboard housing fuse box, stairs leading to first floor, thermostat, doors to:

Lounge

Dual aspect room, with double glazed doors and windows to front and side aspect, French doors to front aspect and bi-fold doors to side aspect leading to rear garden, mixture of spot and pendant light fittings, external aerial point, Openreach Wi-Fi connection.

Kitchen

Double glazed window to front aspect, matching combination of full height base and wall units with work surfaces over, stainless steel sink and drainer with mixer tap, integrated dishwasher, electric hob, integrated bin drawer, integrated 70/30 fridge freezer, integrated electric oven and grill, door to:

Utility room

UPVC double glazed door and window to rear aspect, stainless steel basin with mixer tap over, stacked tumble dryer and washing machine, additional storage.

Downstairs W/C

Double glazed opaque UPVC window to rear aspect, low flush w/c, hand basin with mixer tap and tiled splashback, illuminated mirrored cabinet, spotlights, extractor fan.

First floor landing

Spotlights, smoke detector, stairs to first floor, doors to:

Bedroom one

Double glazed window to front aspect, spot and pendant lighting, door to:





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En-suite shower room

Double glazed opaque window to rear aspect, low flush w/c, hand basin with storage under, mixer tap and illuminated storage over, double shower cubicle with overhead shower and shower hose extension, spotlights, wall lights, extractor fan.

Bedroom two

Double glazed window to front aspect, spotlights, external aerial point.

Family bathroom

Double glazed opaque windows to rear aspect, walk-in shower with additional handheld shower attachment, bath with mixer tap, hand basin with storage under and mixer tap, illuminated storage over with additional wall lighting, low flush w/c, heated towel rail, spotlights, extractor fan.

Stairs to second floor

Bedroom three

Velux window to side aspect, wall lighting, ample storage including access to water cylinder and solar panel controls.

Garden

Block paved patio areas, artificial grass, outside lighting, gated access to both sides of garden.

Disclaimer

Lettings 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.

Referencing: Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.





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Anti-Money Laundering Regulations & Right to Rent: 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.

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. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have obtained all permissions to rent the property.

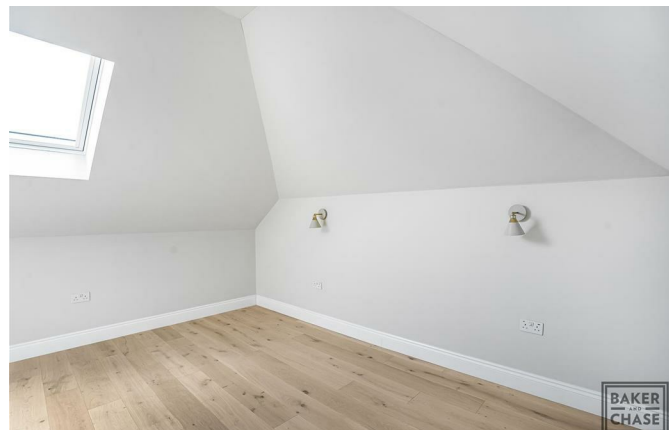
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective occupiers to commission their own survey or service reports before finalising their offer.

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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.

Fixtures: Items shown in photographs are NOT included. A list of the furnishings can be requested separately.



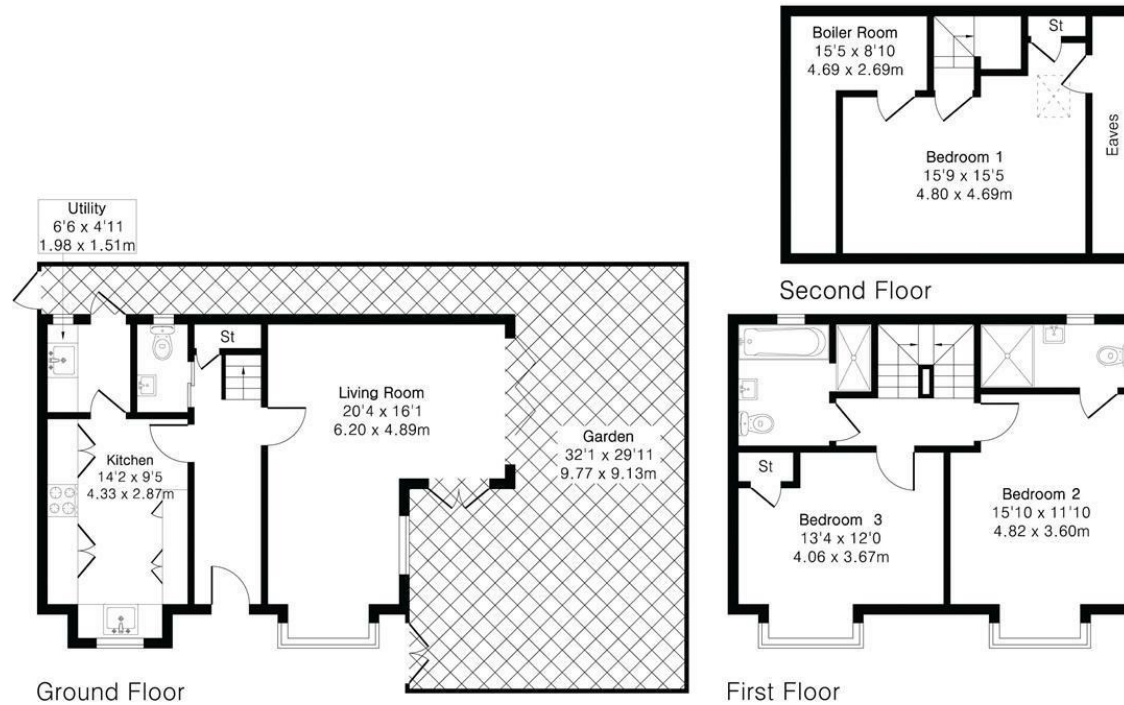


Approximate Gross Internal Area 1287 sq ft - 119 sq m

Ground Floor Area 506 sq ft – 47 sq m

First Floor Area 487 sq ft – 45 sq m

Second Floor Area 294 sq ft – 27 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: New Build /

