



## Whitewebbs Lane, Enfield

Available

£3,250 Per month (Available from 27th June 2026, Furnished/unfurnished)





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**Baker and Chase are proud to present this charming 19th Century 3-double bedroom mid terraced cottage, nestled in the leafy area of Whitewebbs Lane. Available now!**

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Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £97,500pa+.

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Baker and Chase are proud to present this charming 19th Century 3-double bedroom mid terraced cottage, nestled in the leafy area of Whitewebbs Lane.

This ideal family home is designed to be in keeping with the stunning character of the local area, this period house has a spacious hallway/reception, front lounge with exposed brick ornamental feature fireplace, sizable kitchen/diner including appliances, utility room with a washing machine and space for a tumble dryer, and a ground floor WC. The first floor hosts 3-good size double bedrooms, all with fitted carpets, one with a walk in wardrobe plus a large family bathroom with a roll top bath plus a walk in shower.

Externally there is a pretty rear garden with lawn and includes a storage shed. The front garden is paved to provide off street parking for 2 cars.

The area is very popular with young families who have one eye on getting their children into a good local school. The property has several local primary and secondary schools. Capel Manor College is only 0.4 miles away.

Turkey Street BR Train Station is only 1 mile away offering direct access to both the City and the West End in under 60 minutes. It is also worth noting the convenient access for both the A10 and M25.

Offered part furnished and is available now.

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

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## Front garden

Block paved to provide off street parking for 2 cars.

## Exterior

Partly glazed front door leading to porch with mosaic tiled flooring, 2 x double glazed windows to side, wooden front door leading to

## Hallway/reception

Wood flooring, double glazed window to front, window blind, wall mounted electric panel heater, wall lights, stairs leading to first floor landing.

## Front lounge

Wood flooring, double glazed window to front, window blind, wall mounted electric panel heater, ornate brick exposed walls, feature ornamental brick fireplace. Storage cupboards housing electric meter and consumer unit.

## Kitchen/diner

Tiled flooring, ceiling spotlights, wall mounted electric panel heater, exposed brick wall, double glazed door leading to rear garden, 2 x double glazed windows to rear, range of wooden wall and base units, wooden worktops, under unit lighting, shelving, double inset stainless steel sink unit, mixer tap, integrated Hotpoint dishwasher, floor standing Hotpoint fridge freezer, Smeg built in electric induction hob, stainless steel splashback, Zanussi stainless steel extractor hood over, built in electric double oven, integrated fridge.

## Utility room

Tiled flooring, double glazed window to rear, shelving, wooden worktop, tiled splashback, Samsung washing machine, space for tumble dryer.

## Ground floor wc

Low flush wc, wall mounted wash hand basin, mirror above, part tiled walls.

## First floor landing

Fitted carpet, skylight, doors leading to





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### Bedroom 1

Fitted carpet, wall mounted electric panel heater, double glazed window to rear, window blind.

### Bedroom 2

Fitted carpet, wall mounted electric panel heater, double glazed window to front, window blind, brick exposed wall, ornamental fireplace.

### Bedroom 3

Fitted carpet, wall mounted electric panel heater, double glazed window to front, window blind, brick exposed wall, bi fold door to walk in wardrobe with shelving.

### Bathroom

Tiled flooring, ceiling spotlights, frosted double glazed window to rear, wall mounted heated towel rail, partly tiled walls, pedestal wash hand basin, low flush wc, walk in shower cubicle with rain shower head, freestanding roll top bath with mixer tap and shower attachment. Door to airing cupboard housing hot water cylinder tank with immersion.

### Rear garden

Patio, lawn, flower and shrub borders, outside water tap, outside lighting, storage shed. (Outbuilding to rear is not included in rental).

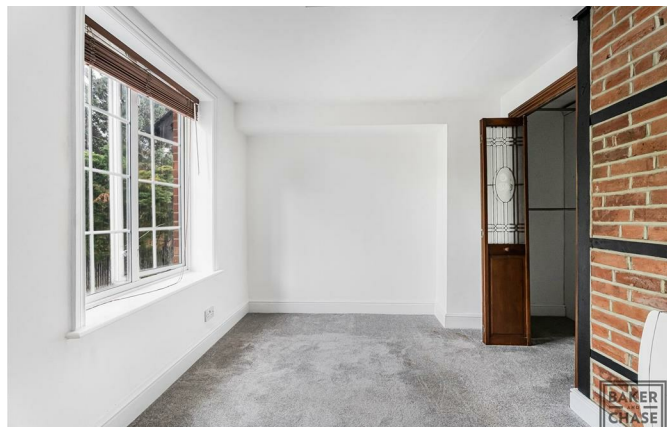
### Disclaimer

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.

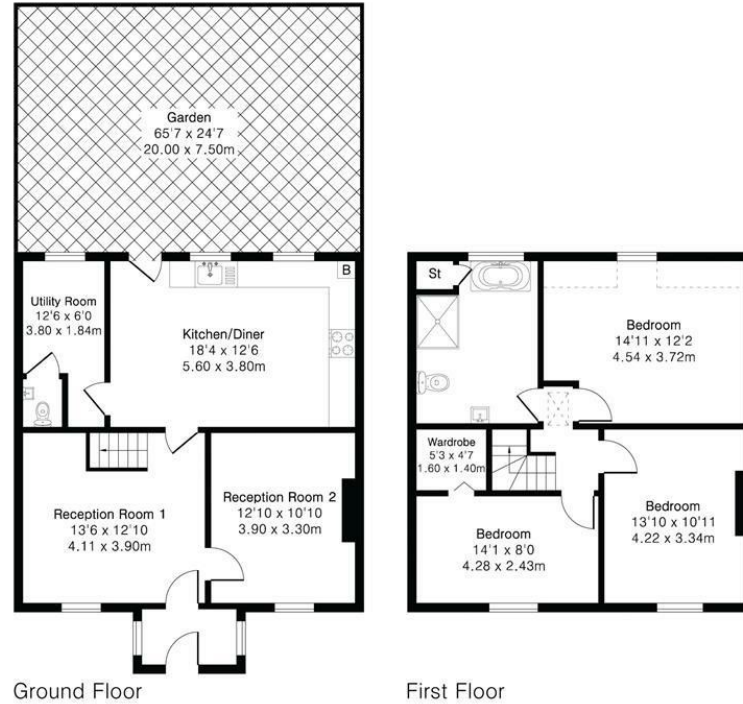
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**Availability:** Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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



Approximate Gross Internal Area 1314 sq ft - 123 sq m  
Ground Floor Area 673 sq ft - 63 sq m  
First Floor Area 641 sq ft - 60 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 E / Local Authority: London Borough of Enfield / Council Tax Band: D / Deposit

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