



Tenniswood Road, Enfield

Under Offer (SSTC)

£650,000 (Freehold)





1930's style three-bedroom semi-detached house with off-street parking and potential for expansion.

Situated on Tenniswood Road in Enfield, this semi-detached house offers a delightful blend of modern living and classic 1930s architecture. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space.

Upon entering, you are greeted by a welcoming reception room that flows seamlessly into an extended open-plan kitchen and dining area. This contemporary space is perfect for entertaining and family gatherings. The ground floor also features a convenient WC, enhancing the practicality of the layout.

The property boasts off-street parking, a valuable asset in this sought-after area. Additionally, there is significant potential for a loft conversion, allowing you to further customise the home to suit your needs and preferences.

Located just 0.7 miles from Enfield Town Station, this residence offers excellent transport links, making it an ideal choice for commuters. The surrounding area is rich in amenities, including restaurants like Prezzo or La Vida Cafe & Bistro, schools, and parks, ensuring that all your daily needs are within easy reach.

In summary, this three-bedroom semi-detached house on Tenniswood Road presents a wonderful opportunity to acquire a family home with both character and modern conveniences. With its spacious layout, potential for expansion, and prime location, it is a property not to be missed.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: E

Front Garden

Paved for off-street parking for two cars, side gate leading to rear garden.

Inner Hallway

Tiled flooring, stairs to first floor landing, spotlights to ceiling, understairs storage cupboard housing: fuse box, electric and gas meters, door to reception room, door to kitchen/diner, door to WC, radiator.

Lounge

Laminate wood flooring, coving to ceiling, spotlights to ceiling, uPVC double glazed window to front aspect, radiator, two fitted storage shelves.

Kitchen/Diner

Tiled flooring, skylight, three radiators, spotlights to ceiling, kitchen island/breakfast with storage, eye and base level units, uPVC double glazed window to rear aspect, uPVC double glazed bi-folding doors leading to rear garden, sink with mixer tap, integrated dishwasher, integrated fridge/freezer, fitted electric oven, fitted microwave/oven, cupboard housing: washing machine, dryer and 'Worcester' combination boiler.

WC

Tiled flooring, tiled walls, frosted uPVC double glazed window to side aspect, low level WC, wash hand basin with mixer tap, extraction fan, spotlights to ceiling.

First Floor Landing

Carpet, loft access, spotlights to ceiling, frosted uPVC double glazed windows to side aspect, doors to all bedrooms, door to bathroom.

Bedroom One

Carpet, spotlights to ceiling, uPVC double glazed window to front aspect, radiator, fitted wardrobes.





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Bedroom Two

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

Bedroom Three

uPVC double glazed window to front aspect, radiator, carpet, fitted wardrobe.

Bathroom

Tiled flooring, tiled walls, heated towel rail, spotlights to ceiling, extractor fan, frosted uPVC double glazed window to rear aspect, panelled basin with mixer tap, mains fed shower, low level WC, wash hand basin with mixer tap.

Rear Garden

Part-paved area, part laid to lawn, shrub borders, further paved area to rear with storage shed (power and lighting), outside tap, power point, side gate leading to front garden.

Disclaimer

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

- Pets are not allowed to attend viewings.
- Additional photos and/or filming of the property internally and externally is not permitted.
- 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





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embarking on any journey to see a property.

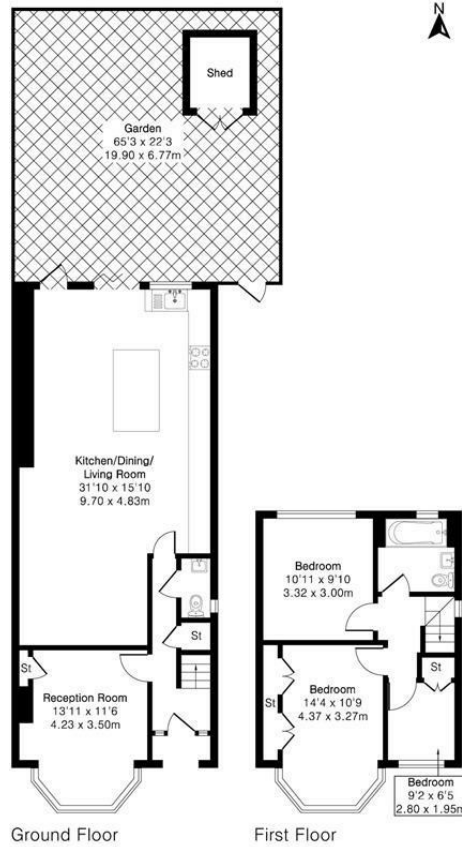
Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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 1151 sq ft - 107 sq m
Ground Floor Area 751 sq ft - 70 sq m
First Floor Area 400 sq ft - 37 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 D / Local Authority: London Borough of Enfield / Council Tax Band: E

