



## Ashridge Gardens, Palmers Green, London

Under Offer (SSTC)

£750,000 (Freehold)







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### **Large 3-bedroom, halls-adjointing semi-detached house, with off street parking and potential to extend.**

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This larger than average 3-double bedroom halls-adjointing semi-detached house offers a perfect blend of space and potential. Providing generous, internal living space, it featuring two inviting reception rooms, and retaining many original features, including a downstairs w/c and a family bathroom on the first floor, offering both character and functionality. There is also significant potential for further development, with opportunities to extend into the loft and rear of the property, subject to the usual planning permissions.

The house is complemented by a south-facing garden, which bathes the outdoor area in natural light, creating a delightful setting for gardening enthusiasts or summer gatherings. The former site of the garage, is now occupied by a timber outhouse, fitted with power and light, and serves as a wonderful outdoor cooking area. A private driveway at the front allows for convenient parking for two vehicles, while a shared driveway to the side adds to the accessibility of the property.

This semi-detached house in Ashridge Gardens is not just a home; it is a canvas for your future aspirations. With its spacious layout, prime location, and potential for enhancement, it presents an excellent opportunity for those looking to settle in a vibrant community. Don't miss the chance to make this property your own.

Ashridge Gardens is an ever-popular location, providing excellent transport access, to Bounds Green/Arnos Grove London Underground Stations and Palmers Green B.R Station and Bowes Park Station. Broomfield Park & Arnos Park provide easy access to some of the area best open Green spaces. There are several key shopping area close by, including Palmers Green triangle, and Southgate Circus, adding convenience.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: E

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## Notice

Notice: In accordance with the Estate Agents Act 1979, we disclose that the sellers are related to a Director at Baker and Chase Estate Agents, and are therefore considered a "connected persons".

## Driveway

Block paved driveway, low level boundary wall, access to:

## Porch

UPVC door to front aspect, secondary door to:

## Hallway

Door to front aspect, under stairs storage cupboard containing gas and electric meters, stairs to first floor, original coving to ceiling and deep skirting board, doors to:

## Lounge

Double glazed bay window to front aspect, x2 original stained glass feature windows to side aspect, original wood floor, radiator, built in storage/media unit, x3 wall lights

## Downstairs W/C

Double glazed window to side aspect, radiator, low flush w/c, hand basin, original floor, fully tiled.

## Dining Room

Double glazed double doors and windows to rear aspect, x2 radiators, original coving to ceiling original wood floor.

## Kitchen

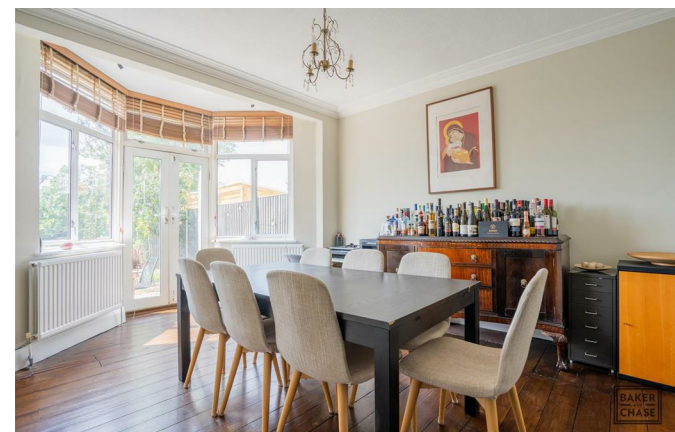
Double glazed aluminium opaque door and window to rear and additional double glazed window to side aspect, matching range of wall, base, full height and breakfast bar units, with roll top work surfaces over, plumbed space for American fridge freezer, plumbed space for washing machine, 1 1/2 stainless steel sink and drainer with mixer tap and soap dispenser, integrated dishwasher, induction hob with extractor hood over, electric oven and grill, space for microwave, tiled splash backs, tiled floor, radiator.

## First Floor Landing

Original curved stained glass feature window to front aspect, original wood floor, loft access, doors to remaining rooms:

## Bedroom 1

Double glazed bay window to front aspect, original wood floor, coving to ceiling, radiator, range of wardrobes and matching bedroom furniture.









## Bedroom 2

Double glazed bay window to rear aspect, radiator, built in wardrobes.

## Bedroom 3

Double glazed window to rear aspect, original wood floor, radiator.

## Bathroom

Double glazed opaque window to side aspect, Vanity hand basin with mixer tap and storage both above and under, low flush w/c, bath with mixer tap and shower extension, built in shower cubicle with power shower, spotlights, heated towel rail, underfloor heating, tiled walls and floors

## Garden

Mainly laid to lawn, with patio area, gated side access to shared drive, outside tap

## Outbuilding

Former garage, now a timber structure with corrugated sheet roof and concrete base, served by power and light. Mature shrub borders, including Plum and Fig trees.

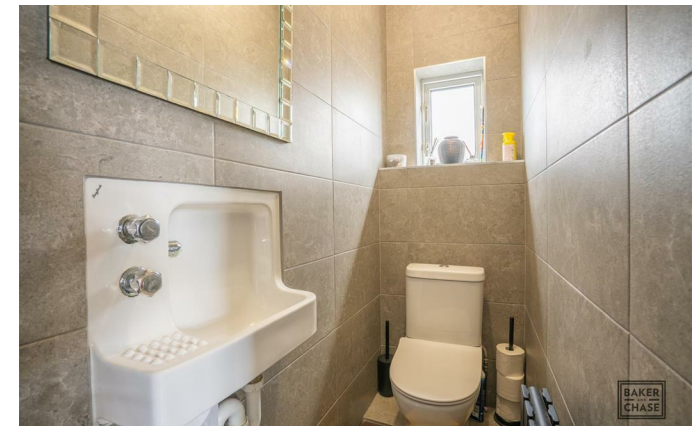
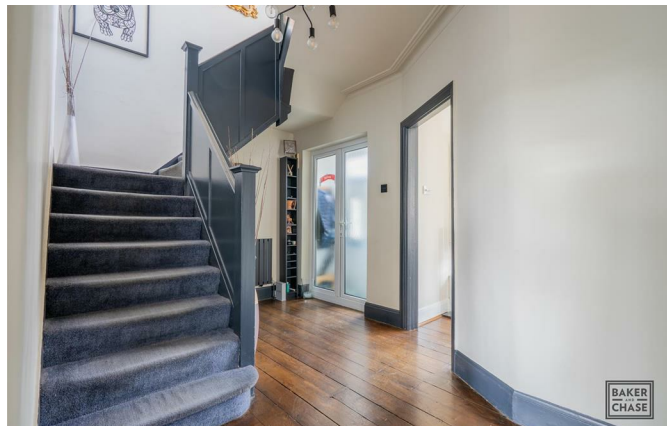
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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be











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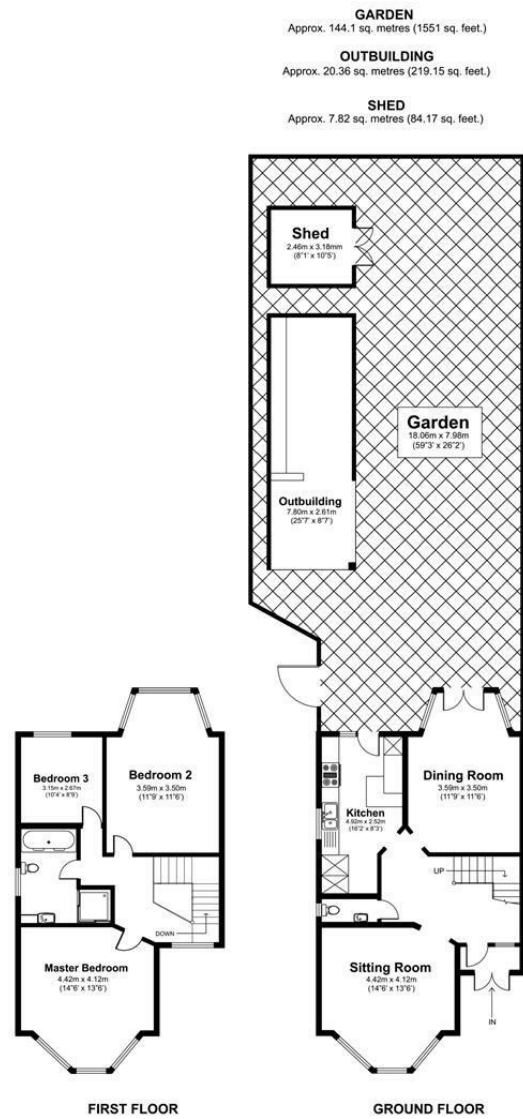
**Availability:** Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.











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