

Conway Road, London, N14

Available

£849,995 (Freehold)

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A three-bedroom halls-adjoining semi-detached home on the super sought-after Conway Road, within The Lakes Estate, offering vast scope to extend and a generous South-facing garden, chain-free.

Occupying a prized position on the sought-after Conway Road, within The Lakes Estate, this three-bedroom halls-adjoining semi-detached home offers a wonderful opportunity to put your own stamp on a well-positioned property, with vast scope to extend, improve and add real value.

A welcoming hallway leads to a bright front reception with bay window, and a second reception to the rear opening onto the garden. A downstairs WC sits under the stairs, with the integrated kitchen completing the ground floor, ready to be enjoyed as is or reimagined.

Upstairs, three well-proportioned bedrooms lead off a bright landing, alongside a family bathroom with separate WC. Outside, the property truly comes into its own. A generous South-facing rear garden provides a wonderful outdoor retreat, with a garage to the side and ample off-street parking, including an electric vehicle charger. Buyers should also note a substantial Lebanon Cedar, believed to be around 600 years old and protected by a Tree Preservation Order, standing on the neighbouring plot immediately adjacent to the garden.

The Lakes Estate offers an enviable lifestyle. Broomfield Park and Conway Lawn Tennis Club are just a few hundred metres away, while Aldermans Hill and Cannon Hill provide excellent local shops, restaurants and cafés. Families are well served, with St Monica's RC School just 0.1 miles away and Walker Primary School around 0.5 miles further.

Importantly, while enjoying all the charm of The Lakes Estate, this property sits just outside the conservation area boundary, meaning owners are not subject to the additional planning controls that apply inside the conservation area, such as the Article 4 direction governing changes to windows, doors and boundary walls. Genuinely the best of both worlds. Offered chain-free, early viewing is highly recommended.

Tenure: Freehold
Local Authority: London Borough of Enfield
Council Tax Band: F

Driveway
Crazy paved driveway suitable for 2-3 vehicles, electric Ohme vehicle charging point, gated side access, access driveway and front door.

Porch
Glazed French doors to front aspect, hardwood door to:

Entrance Hall
Hardwood door and opaque windows to front aspect, radiator, coving to ceiling, stairs to first floor, under-stairs storage to include fuse box, doors to:

Downstairs w/c
Double glazed opaque windows to side aspect, low flush w/c, radiator, corner hand basin with mixer tap

Reception 1
Aluminium double glazed bay window with lead detail to front aspect, radiator, coving to ceiling

Reception 2
Double glazed doors and windows to rear aspect, radiator, feature fire place, wall lights, coving to ceiling.

Kitchen
Double glazed opaque door to rear aspect, double glazed window to side aspect, matching range of wall and base units with roll top work surfaces over, 4-ring gas hob with extractor hood over, plumbed spaces for slimline dishwasher and washing machine, integrated electric oven and grill, stainless steel Franke sink and drainer with mixer tap, tiled splash backs.

First Floor Landing
Double glazed opaque windows to side aspect, loft access, wall lights, doors to remaining rooms








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Bedroom 1
Aluminium double glazed bay window with lead detail to front aspect, radiator, coving to ceiling, range of built in wardrobes and matching bedroom furniture.

Bedroom 2
Double glazed window to rear aspect, radiator, range of built in wardrobes and ,arching drawers

Bedroom 3
Double glazed window to front aspect with lead detail, radiator

Bathroom
Double glazed opaque windows to to to side aspect, pedestal hand basin with mixer tap, panel bath with mixer tap and shower attachment, original built in storage cupboard, radiator with heated towel rail, fully tiled walls

Separate w/c
Double glazed opaque windows to to to side aspect, low flush w/c, radiator, half tiled.

Garden
Mainly laid to lawn, wrap around patio, gated side access, access to garage, housing for Vaillant boiler, garden shed, concrete path

Garage
Brick built garage with power and light, window to rear aspect

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.








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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.

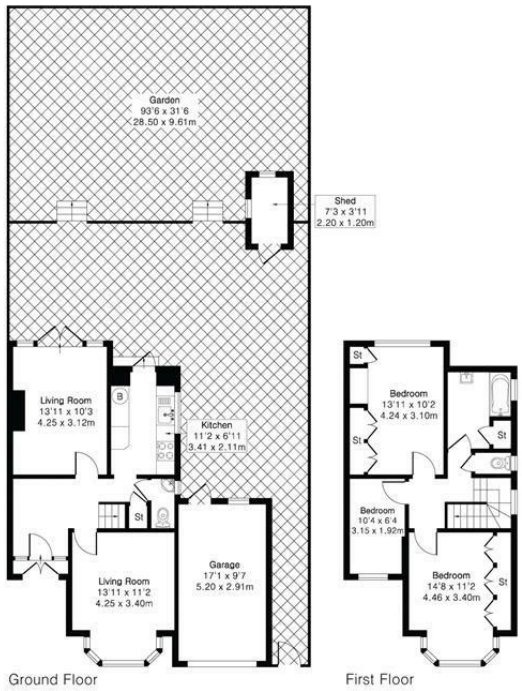
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Approximate Gross Internal Area 1010 sq ft - 94 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 505 sq ft – 47 sq m
First Floor Area 505 sq ft – 47 sq m
Garage Area 163 sq ft – 15 sq m
Outbuilding Area 28 sq ft – 3 sq m



PINKPLAN

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.

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

22 Aldermans Hill, Palmers Green N13 4PN
Tel: 020 8886 0090
Email: info@bakerandchase.co.uk
www.bakerandchase.co.uk

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