

Dorchester Avenue, Palmers Green, London

Available

£549,995 (Freehold)

BAKER AND CHASE



A three-bedroom semi-detached home offering generous living space, useful bedroom storage and excellent potential for further improvement.

Offering excellent potential to create a home tailored to your own style, this chain-free property on Dorchester Avenue is well worth viewing.

This freehold semi-detached house offers three well-proportioned bedrooms, a through lounge providing two versatile reception areas, and a kitchen in need of refurbishment. Upstairs, the master bedroom benefits from fitted furniture, while the second bedroom features fitted wardrobes. A family bathroom completes the accommodation.

Externally, the property benefits from off-street parking for one vehicle, a rear garage and rear vehicular access. There is also potential to extend and improve the property, subject to the necessary planning permissions and building regulations.

The location provides access to the shops, cafes and restaurants of Green Lanes, including Kiva, Stage House, Starfish & Coffee and The Olive Cafe & Bakery. Nearby schools include Oakthorpe Primary School, Wilbury Primary School, Firs Farm Primary School and Aylward Academy. Broomfield Park and Firs Farm offer nearby green spaces.

Transport connections include Silver Street Station, approximately 0.7 miles away, Palmers Green Station at approximately 0.8 miles and Winchmore Hill Station at approximately 1.1 miles. Local bus services are also available approximately 0.2 miles away, while the A10 provides convenient road connections.

With its scope for modernisation, potential to extend and established residential setting, this property offers an exciting opportunity for families, investors or buyers looking to create a home to their own specification.

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

Front Garden
Patio with shrub borders and brick built boundary wall, private gated side access.

Porch
Wooden single glazed porch to front.

Hallway
Opaque uPvC door and windows to front aspect, radiator coving to ceiling, stairs to first floor, under stairs storage, doors to:

Through Lounge
Double glazed window to front aspect, double glazed sliding doors to rear aspect, x2 radiators.

Kitchen
Double glazed door and windows to rear aspect, matching range of wall and base units with roll top work surfaces over, stainless steel sink and drainer with mixer tap, spaces for appliances, original built in storage cupboard, built in extractor hood.

First Floor Landing
Double glazed opaque window to side access, doors to remaining rooms.

Bedroom One
Double glazed bay window to front aspect, range of fitted bedroom furniture, radiator.

Bedroom Two
Double glazed bay window to rear aspect, radiator, x2 built in wardrobes, one containing ideal Combi boiler.

Bedroom Three
Double glazed bay window to front aspect, radiator.

Bathroom
Double glazed opaque window to rear aspect, walk in shower unit, vanity hand basin with mixer tap and storage both under and over, low flush w/c, radiator, coving to ceiling and loft access.

Garden
Patio areas to front and rear, mainly laid to lawn, side access, rear access, access to garage, outside tap.

Garage
Concrete garage with probable asbestos roof, up and over door.

Rear Access
Gated vehicular access.

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








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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.

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.

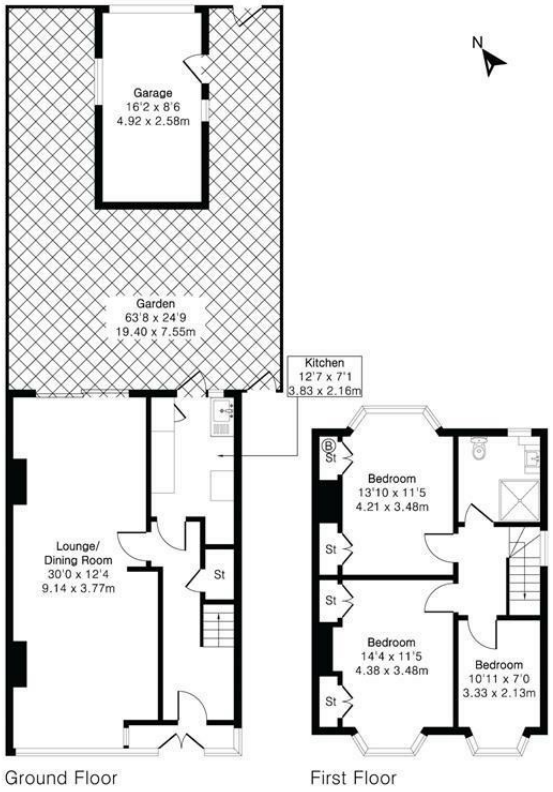
Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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 1063 sq ft - 99 sq m
(Excluding Garage)
Ground Floor Area 566 sq ft – 53 sq m
First Floor Area 497 sq ft – 46 sq m
Garage Area 137 sq ft – 13 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 D / Local Authority: London Borough of Enfield / Council Tax Band: E

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

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