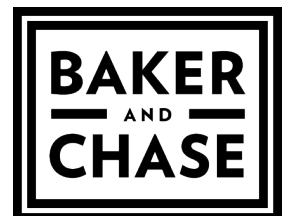




## Arnos Grove, London

£2,600 Per month







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**Baker and Chase are delighted to present this lovely 3-bedroom semi detached family house, boasting an 88' rear garden, and situated in a popular residential location. Available now.**

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Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £78,000+pa

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Baker and Chase are delighted to present this lovely 3-bedroom semi detached family house, boasting an 88' rear garden, and situated in a popular residential location.

Surely, a must see, for any families looking for a quality three bedroom house, the accommodation comprises of a spacious bright and airy through lounge with wood laminate flooring and French doors leading to the rear garden, a fitted kitchen including a Bosch dishwasher.

The first floor provides spacious accommodation with three good size bedrooms, bedroom 1 and 2 include fitted wardrobes and a modern family bathroom with a bath and separate shower cubicle.

The lovely 88' rear garden offers a patio area, directly off the kitchen and lounge, making it perfect for BBQ's and entertaining throughout the summer. The remainder of the rear garden is laid to lawn with flower and shrub borders. There is a wooden shed to the rear. Side access leading to the shared driveway. Access to the garage/utility area from the rear garden and this includes a fridge freezer, washing machine and a tumble dryer. (Garage cannot be accessed from the front as its closed off)

Arnos Grove is a lovely residential turning, with direct access to local shops and buses at The Green. Arnos Grove tube station is 670 yards away. Southgate Tube Station is 0.8 miles away. Palmers Green Train Station is 0.8 miles away. There are a good selection of local schools including Walker primary school which is 530 yards away.

The property is unfurnished and is available now.

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

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## Hallway

Upvc double glazed door leading to hallway with laminate flooring, double radiator, alcove with double glazed windows to front, stairs to first floor landing, door to cupboard under stairs with gas and electric meters, consumer unit, shelving, door to further storage cupboard providing ample storage space.

## Through lounge

Laminate flooring, 3 double radiators and 1 single radiator, leaded light double glazed bay window to front, 4 leaded light frosted double glazed windows to side, double glazed French doors leading to rear garden.

## Kitchen

Ceramic tiled effect laminate flooring, fully tiled walls, ceiling spotlights, range of wooden wall and base units and drawers, roll top worktops, built in Bosch electric oven and hob, extractor hood over, Bosch dishwasher, integrated Indesit fridge, 1 and 1/2 bowl single drainer stainless steel sink unit with mixer tap, cupboard housing Worcester boiler, double glazed window to rear, double glazed door leading to rear garden.

## First floor landing

Fitted carpet, access to loft.

## Bedroom 1

Fitted carpet, leaded light double glazed bay window to front, 2 leaded light frosted double glazed windows to side, double radiator, fitted wardrobes.

## Bedroom 2

Fitted carpet, double glazed bay window to rear, 2 leaded light frosted double glazed window to side, single radiator, fitted wardrobes.

## Bedroom 3

Fitted carpet, 2 leaded light double glazed window to front, double radiator.









## Bathroom

Slate effect lino flooring, mosaic effect fully tiled walls, chrome heated towel rail, doors to airing cupboard housing hot water cylinder tank, low flush wc, panel enclosed bath with mixer taps and hair shower attachment, wall mounted wash hand basin with vanity unit under, wall mounted mirror with lights, walk in shower cubicle, extractor fan, frosted double glazed window to rear.

## Rear garden

Patio area, outside water tap, outside lighting, lawn, flower and shrub borders, side gate access leading to shared drive, wooden shed to rear, door leading to

## Garage/utility room

Garage cannot be used as a garage for parking as blocked off at front. Laminate flooring, stripped fluorescent lighting, power, Hotpoint fridge freezer, brand new Hotpoint washing machine, Zanussi tumble dryer, work top with cupboards below.

## Front garden

Steps leading up to front door with lighting and handrail, raised lawn area, flower and shrub borders, slate area, outside lighting. Shared Crazy paved driveway leading to garage (cannot be used for parking as closed off).

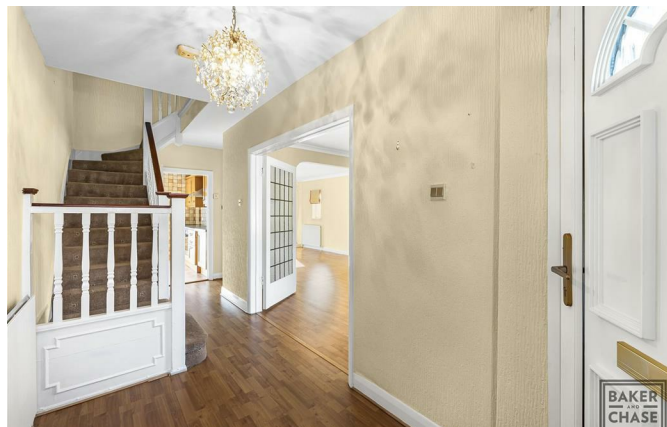
## Disclaimer

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.







BAKER  
AND  
CHASE





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Anti-Money Laundering Regulations: 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.

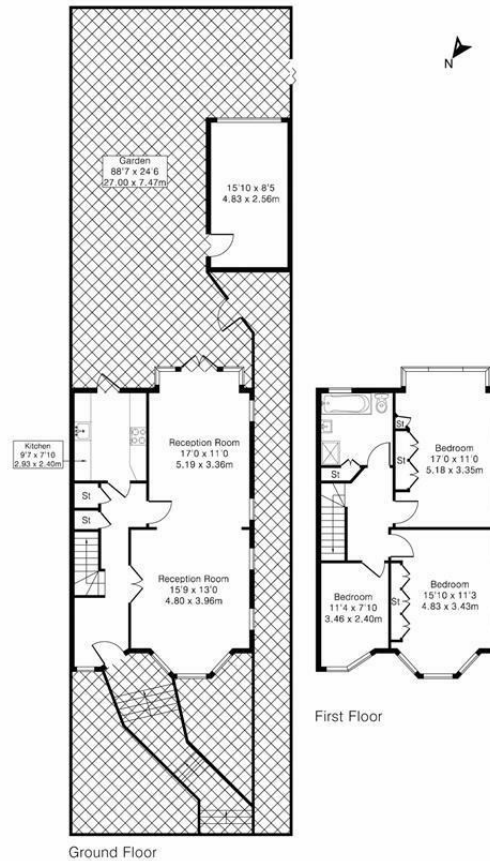
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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

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.



Approximate Gross Internal Area 1297 sq ft – 120 sq m  
 Ground Floor Area 715 sq ft – 66 sq m  
 First Floor Area 582 sq ft – 54 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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: Enfield / Council Tax Band: F

