



19 Churchbury Road, Enfield, EN1 3HR
Offers In Excess Of £475,000

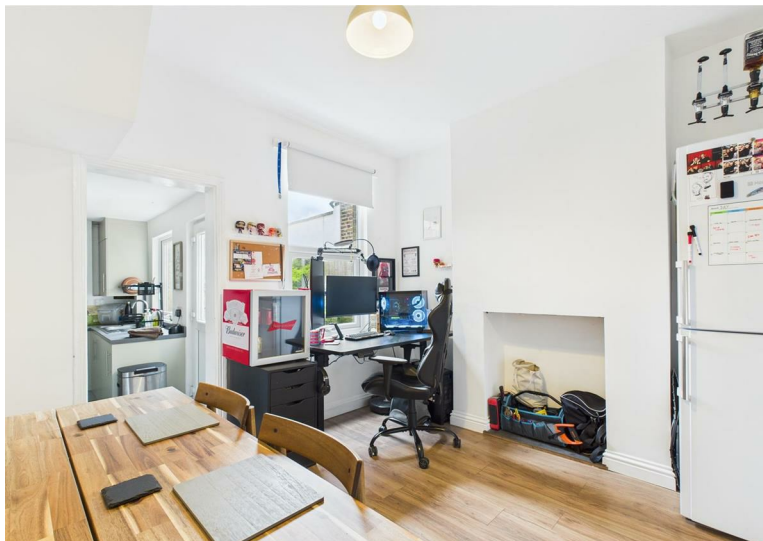


19 Churchbury Road, Enfield, EN1 3HR

Nestled on the charming Churchbury Road in Enfield, this delightful two-bedroom mid-terrace Victorian house offers a perfect blend of character and modern living. Upon entering, you are welcomed into a spacious layout featuring two inviting reception rooms, ideal for both relaxation and entertaining guests. The large first-floor four piece bathroom suite provides ample space and convenience, catering to the needs of a growing family or professionals alike.

The property boasts a south-facing rear garden, a wonderful outdoor space that invites sunlight throughout the day, perfect for gardening enthusiasts or those who simply enjoy basking in the sun. The garden offers a tranquil retreat from the hustle and bustle of daily life, making it an ideal spot for summer barbecues or quiet evenings under the stars.

Being chain-free, this home presents a seamless opportunity for prospective buyers to move in without delay. With its Victorian charm and modern amenities, this property is not just a house; it is a place to create lasting memories. Whether you are a first-time buyer or looking to downsize, this home on Churchbury Road is a must-see. Embrace the chance to own a piece of Enfield's history while enjoying the comforts of contemporary living.



Hallway

Laminate flooring, stairs leading to first floor landing, radiator, doors leading to lounge and dining room.

Lounge 14'2" (into bay) x 10'5" (4.32m (into bay) x 3.18m)

Double glazed window to front aspect, laminate flooring and radiator.

Dining Room 10'9" x 10'6" (3.28m x 3.20m)

Double glazed window to rear aspect, laminate flooring, under stair storage cupboard, radiator and archway leading to kitchen.

Kitchen 10'5" x 7'9" (3.18m x 2.36m)

Double glazed window to side aspect, eye and base level units with roll top work surfaces, stainless steel sink with mixer tap and drainer unit, fitted double oven with induction hob and extractor hood, integrated washing machine and under counter fridge/freezer, double glazed door leading to rear garden.

First Floor Landing

Loft access, doors leading to bedroom one, bedroom two and bathroom.

Bedroom One 13'8" x 12'0" (4.17m x 3.66m)

Two double glazed windows to front aspect, laminate flooring and two radiators.

Bedroom Two 10'9" x 8'6" (3.28m x 2.59m)

Double glazed window to rear aspect, laminate flooring and radiator.

Bathroom

Frosted double glazed window to rear aspect, four piece bathroom suite comprising of panel enclosed bath with mixer tap, shower cubicle, pedestal wash hand basin with mixer tap, low flush W.C, radiator and part tiled walls.

Exterior - Rear

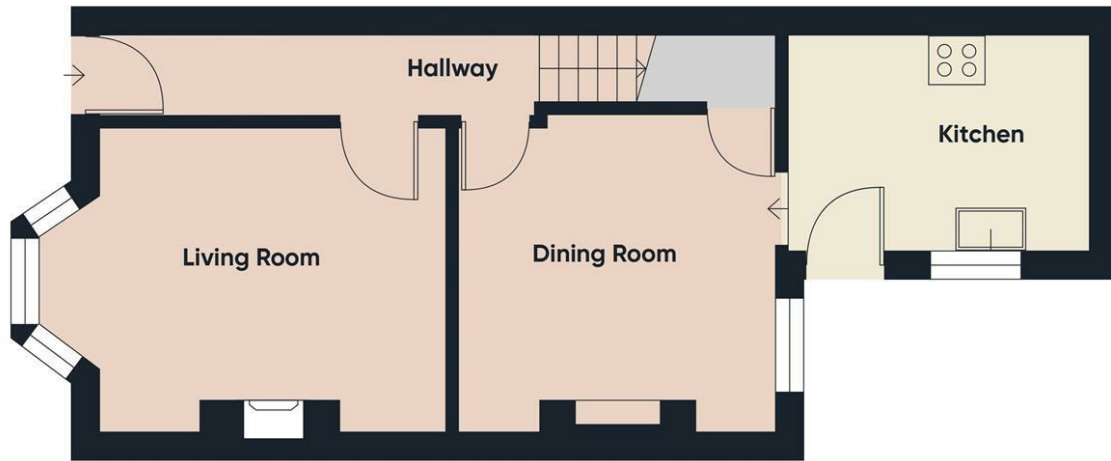
South facing, part decking area, two brick sheds, artificial lawn area with flower bed borders.

Lanes Estate Agents Enfield Reference Number

ET5269/AX/AX/AX/170725







Floor 0

Approximate total area⁽¹⁾
744 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

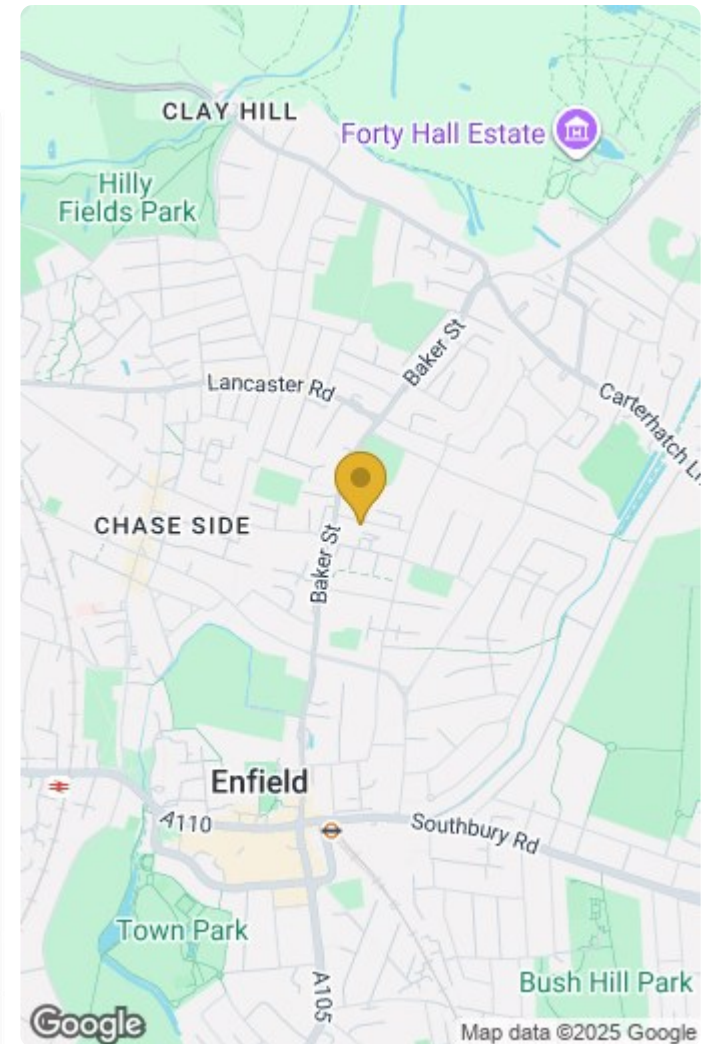
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Floor 1

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	60	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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