







**ON BEHALF OF THE COURT
APPOINTED RECEIVER**
Semi-detached house

18 LINKS SIDE ENFIELD EN2 7QZ

OIRO £825,000

Property Features

-  Semi-detached house
 -  3 bathrooms
 -  1,897 sq. ft.
 -  4 bedrooms
 -  Convenient location 1 mile from town centre
 -  0.09 Acre Plot & Annex
- what3words:
///insect.upper.sheets



**LANDWOOD
GROUP**

CONTACTS

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18 LINKS SIDE ENFIELD EN2 7QZ

DESCRIPTION

The property comprises a semi-detached 4 bedroom house, with a single storey annex in the garden. Some refurbishment is required.

The accommodation comprises to the ground floor an entrance porch, hallway, 2 reception rooms, WC, kitchen and a uPVC lean to conservatory that is being used as a utility room. At first floor there are three bedrooms; two doubles and a single plus a bathroom and the attic has a further double bedroom (areas of restricted headroom) and an ensuite shower room.

In the garden there is a detached brick built annex, under a flat roof that provides a room with kitchenette unit, a further room and a shower room.

Central heating is via gas fired combi boiler (just electric heating within the annex).



REAR GARDEN



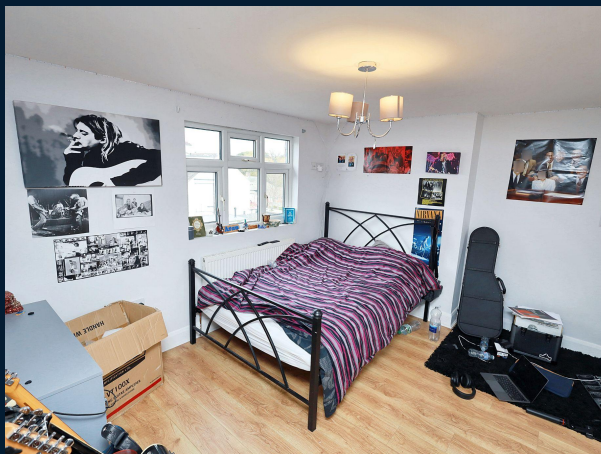
ANNEX



ANNEX SHOWER ROOM



BEDROOM



ATTIC BEDROOM



LOUNGE

Settle into Your SURROUNDINGS

LOCATION

The property is situated just to the north of Enfield Golf Club and lies approximately 1 mile to the west of Enfield town centre.

Transport links are good, with the property situated 0.75 mile from Enfield Chase Station which has a travel time of 35 minutes to Moorgate Station. Links Side is accessed from the A110 and access to the M25 at either Potters Bar or Waltham Cross is within 3.5 miles. There is good school provision nearby, with 7 schools within a 1 mile radius and the state schools are all rated Good or Outstanding by Ofsted.



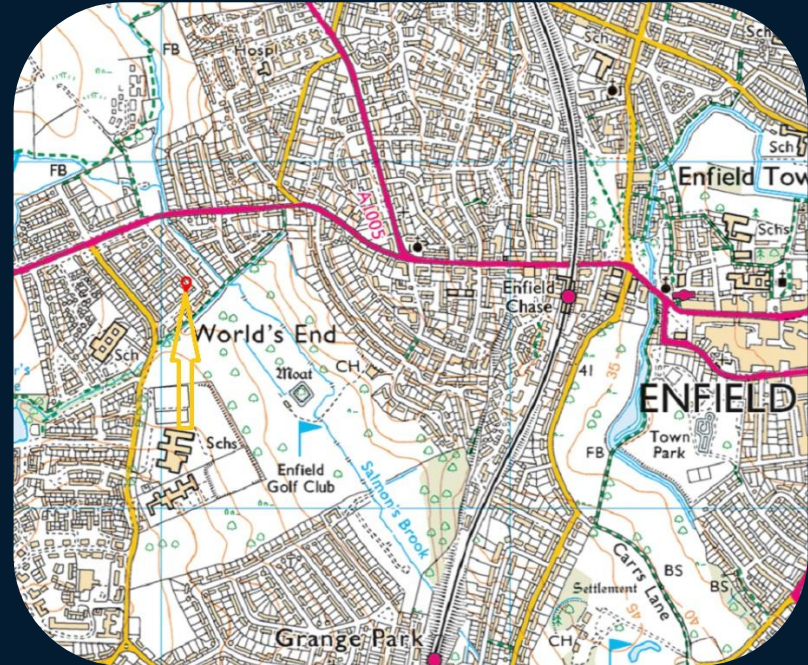
JAMES ASHWORTH

Partner

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TENURE INFORMATION

The property is held by way of a freehold title.

ACCOMMODATION

Ground Floor

Entrance Hallway

Lounge: 3.91m x 4.17m (12'10" x 13'8")

Dining Room: 3.65m x 4.36m (12'0" x 14'4")

Kitchen: 2.24m x 3.17m (7'4" x 10'5")

Conservatory: 6.03m x 2.60m (19'9" x 8'6")

WC

First Floor

Landing

Shower Room: 2.19m x 2.42m (7'2" x 7'11")

Bedroom: 3.60m x 4.45m (11'10" x 14'7")

Bedroom: 3.82m x 4.37m (12'6" x 14'4")

Bedroom: 2.32m x 3.03m (7'7" x 9'11")

Attic

Ensuite: 1.96m x 1.68m (6'5" x 5'6")

Bedroom : 3.68m x 4.57m (12'1" x 15'0")

Annex

Room: 2.76m x 5.79m (9'1" x 19'02")

Room: 2.61m x 3.31m (8'7" x 10'10")

Shower Room: 1.52m x 1.59m (5'0" x 5'3")

OUTSIDE

At the front is a blocked paving driveway with space for 2 cars and at the rear is an enclosed garden, which is paved adjacent to the house, then the rest is laid to lawn, with a small shed in addition to the aforementioned annex.

PRICE

Offers in the region of £825,000.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWINGS

Strictly by appointment.

VIRTUAL TOUR

<https://www.madesnappy.co.uk/tour/1g470g15608>

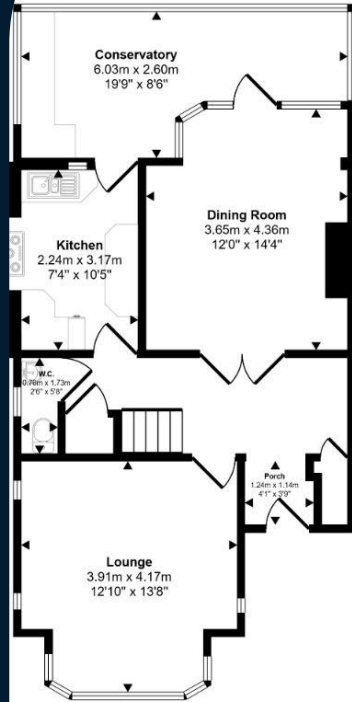
EPC

Energy Asset rating is TBC.

Council Tax

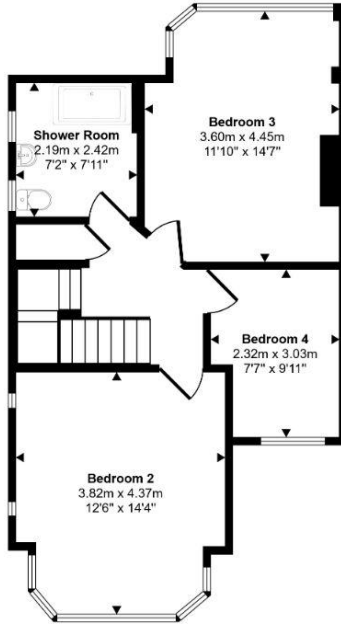
Band F – Annual Charge for 2024/2025 will be £2,983.47.

Approx Gross Internal Area
176 sq m / 1897 sq ft

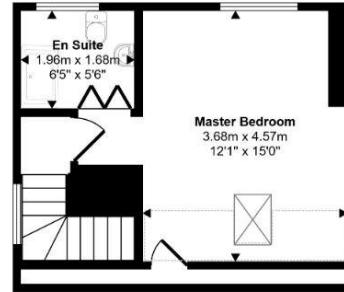


Ground Floor
Approx 68 sq m / 727 sq ft

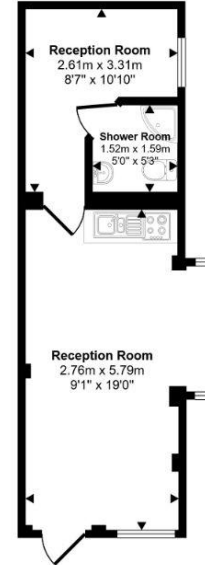
head height below 1.5m



First Floor
Approx 52 sq m / 565 sq ft



Second Floor
Approx 29 sq m / 310 sq ft



Annexe
Approx 27 sq m / 295 sq ft

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant.