Allandale Road, Enfield EN3 6SA

Offers In The Region Of £400,000

TARGET

RESIDENTIAL SALES & LETTINGS

Chain-Free!!!
2 Bedroom End of Terrace Property with Driveway

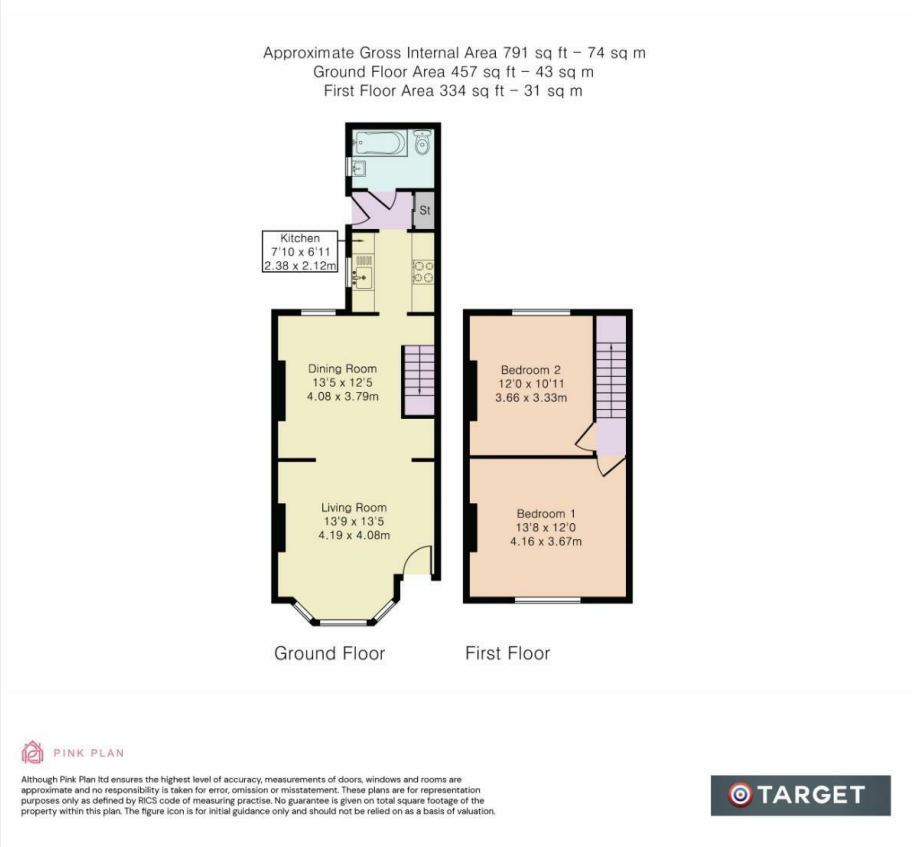
Target Property is delighted to present this immaculate two-bedroom end of terrace home, offered chain-free and boasting its own private driveway. This stunning property has been meticulously maintained and newly decorated within the last two years, ensuring it is in pristine condition throughout.

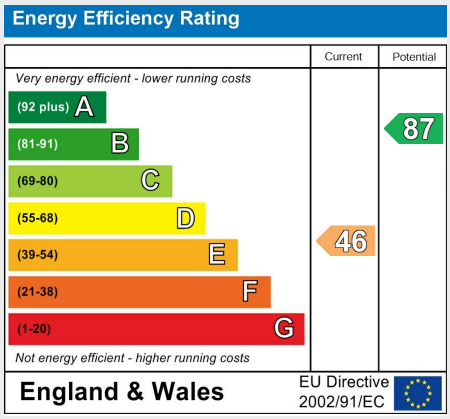
Upon entering, you are welcomed into a spacious through lounge that flows seamlessly into a well-appointed galley kitchen. This kitchen provides convenient access to a lobby area, leading to a stylish ground floor bathroom. The property further benefits from a beautiful rear garden, mainly laid to lawn, perfect for outdoor relaxation and entertaining.

The first floor features two generously sized double bedrooms, both offering ample natural light and a cosy atmosphere.

This superb property is ideally located with excellent transport links, situated between several overground stations including Turkey Street, Enfield Lock, Brimsdown, and Waltham Cross. These stations offer easy access to central London and surrounding areas, making commuting a breeze.

Don't miss out on the opportunity to own this exquisite home in a prime location. Contact Target Property today to arrange a viewing!





How to Make an Offer
To submit an offer, please email theo@targetproperty.co.uk with the following details (We reserve the right to request further info if required by law).

Offer Amount (£) – Confirm the amount you wish to offer.

Buyer Type – Confirm whether you are purchasing in your personal name/s or through a company and provide full details

Mortgage Agreement – Provide your Agreement in Principle or Mortgage Offer. If you need a mortgage broker, we can recommend one at no charge.

Deposit Confirmation – Submit the last three months' bank statements showing the full deposit amount, whether in one or multiple accounts. We reserve the right to request further in if required.

Identification – Include your full name as listed on a valid photographic ID (passport, driving license, or other official document).

Proof of Address – Supply a document verifying your current address.

Solicitor Details – Provide your solicitor's full details, including name, firm address, direct contact number, and email. If you need a solicitor, we can recommend one at no charge.

Mortgage Broker Details – Submit your mortgage broker's full details, including name, firm address, direct contact number, and email. If you need a mortgage broker, we can recommend one at no charge.

AML & Identity Checks – Confirm when Lifetime Legal can contact you to process a £75.00 payment and complete electronic identity and Anti-Money Laundering (AML) checks.

For any further inquiries, please reach out to the provided email.

What Are ID & Anti Money Laundering Checks
We are required by law to conduct anti-money laundering checks on all those selling or buying a property. Whilst we retain responsibility for ensuring checks and any ongoing monitoring are carried out correctly, the initial checks are carried out on our behalf by Lifetime Legal who will contact you once you have agreed to instruct us in your sale or had an offer accepted on a property you wish to buy. The cost of these checks is £75 (incl. VAT), which covers the cost of obtaining relevant data and any manual checks and monitoring which might be required. This fee will need to be paid by you in advance of us publishing your property (in the case of a vendor) or issuing a memorandum of sale (in the case of a buyer), directly to Lifetime Legal, and is non-refundable. We will receive some of the fee taken by Lifetime Legal to compensate for its role in the provision of these checks.

Proof of Funds
An estate agent may ask for proof of funds at two different stages and for two different reasons. If an estate agent asks for proof of funds before you put an offer in, it may be because they want to make sure you have a genuine interest in the property to avoid any disappointment for the seller. However, you don't have to provide proof of funds before putting an offer in.

Source of Funds (SOF)
(SOF) is the process of verifying the origin of a customer's money for a specific transaction. The goal is to ensure that the funds are not from illegal

TARGET
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