



## Lea Road, Enfield

Available

Offers in excess of £450,000 (Freehold)





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**Nestled on the charming Lea Road in Enfield, this delightful two-bedroom house, built in 1890, offers a unique blend of historical character and modern living.**

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Welcome to Lea Road, a beautifully presented home that combines traditional charm with modern convenience, making it perfect for families or first-time buyers seeking a comfortable living space with room for growth.

This inviting property is characterised with period features such as wooden flooring, skirting boards, and traditional coving, creating a warm and welcoming atmosphere throughout. The reception room stands out with a fireplace and large double-glazed windows, allowing natural light to flood the space—ideal for relaxing or entertaining.

The kitchen and dining area is perfect for home cooking, family meals, or dinner parties, featuring matching wall and base units, a classic Butler sink, and space for a range oven. A door leads to the conservatory, which can be used as a playroom or relaxation area. The garden is a highlight, offering a peaceful retreat with a lazy lawn and paved walkway. It benefits from plenty of sunlight throughout the day, creating a bright, cheerful atmosphere perfect for enjoying the outdoors in all seasons.

Upstairs, the master bedroom is spacious, filled with natural light, and offers a tranquil environment. The second bedroom features an en-suite bathroom with a bath and vanity sink, providing privacy and convenience. A downstairs WC is also available for guests and family members.

The location is excellent, with a variety of amenities nearby, including Holtwhites Artisan Bakery, Sainsbury's Local, Co-Op, and Zippola Coffee Shop. Gordon Hill B.R station is just a short walk away, providing direct services to London Moorgate via Finsbury Park. Chase Farm Hospital is about 1 mile away, and Enfield Town station offers links through Hackney to Liverpool Street. The well-regarded Wren Academy and other highly-rated schools are also close by. This property presents a fantastic opportunity for anyone looking to invest in a well-maintained home in a prime location

Local Authority: Enfield  
Council Tax Band: C

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## Front

## Hallway

Wooden flooring, skirting boards, picture rails, door to

## Reception Room

Wooden flooring, skirting boards, coving, picture rails, radiator, fireplace, double glazed windows to front aspect

## Kitchen/Dining Room

Wooden flooring, skirting boards, coving, radiator, under stair storage cupboard, matching wall and base units, Butler sink with mixer tap, 6-ring hob, fan oven, double glazed windows and door to rear aspect

## Conservatory

Tiled flooring, double glazed windows to rear aspect, door to

## W/c

W/c low flush, sink with tap

## Landing

Wooden flooring, loft hatch, doors to

## Bedroom 1

Wooden flooring, skirting boards, coving, radiator, double glazed windows to front aspect

## Bedroom 2

Wooden flooring, skirting boards, coving, loft hatch, radiator, double glazed windows to rear aspect, door to

## En-Suite

Tiled surround, w/c low flush, heated towel rail, bath with shower attachment, vanity sink with mixer tap, cupboard, double glazed windows to rear aspect





## Garden

Lazy lawn grass, paved walkway

## 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. 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. They may however be available by separate negotiation.

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.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification

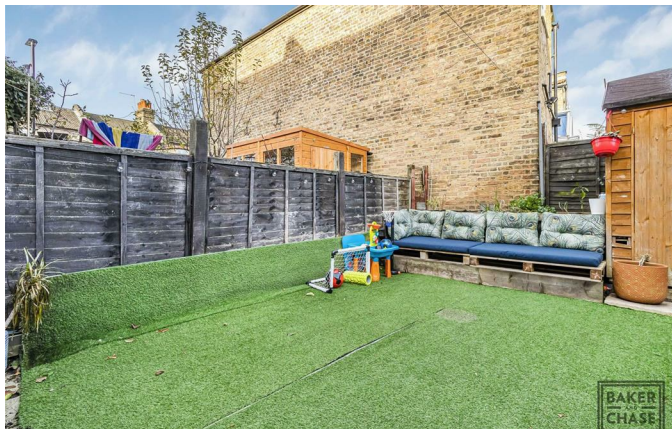






documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

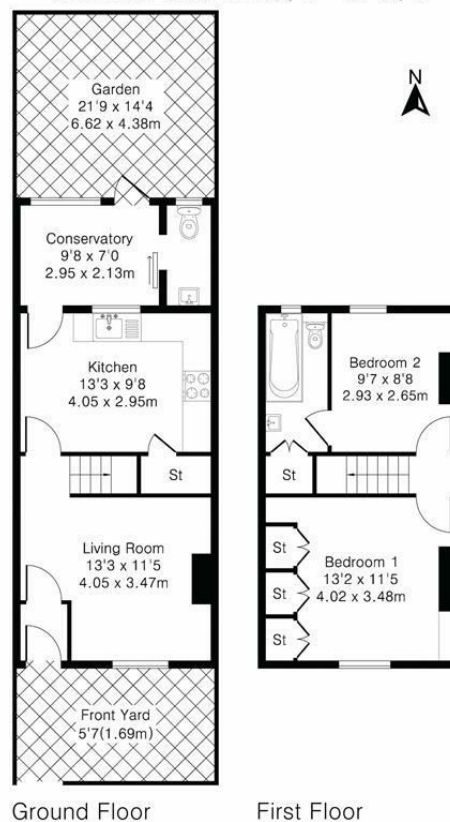
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Approximate Gross Internal Area 744 sq ft - 69 sq m**

Ground Floor Area 422 sq ft – 39 sq m

First Floor Area 322 sq ft – 30 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 E / Local Authority: Enfield / Council Tax Band: C