



Southbury Road, Enfield

Under Offer (SSTC)
£675,000 (Freehold)





This six-bedroom semi-detached home, formerly a care home, offers a versatile layout, off-street parking, a southerly-facing rear garden, and excellent transport links, perfect for a dedicated buyer.

This spacious six-bedroom semi-detached 1930s property offers an exciting opportunity for the right buyer. Formerly used as a care home for two decades, the house boasts a unique and versatile layout that can be adapted to suit a variety of needs. With a southerly aspect rear garden and ample off-street parking, it's ideal for families or those seeking a property with potential.

The ground floor features a welcoming inner hallway with access to two generous reception rooms, both with hard-wearing wood flooring and one showcasing a charming feature fireplace. The open-plan kitchen/dining room is well-equipped with modern appliances; a fitted oven, hob, washing machine and dishwasher. The kitchen offers easy access to the rear garden – perfect for entertaining. A shower room and additional reception space add to the convenience, while a practical under-stairs cupboard houses the fuse box and gas meter.

Upstairs, the layout continues with six bedrooms, all of which are bright and airy with ample storage options. The first floor also includes a family bathroom and two shower rooms, offering flexible living arrangements. The second floor provides an additional bedroom with under-eaves storage, ideal for use as a study or guest room.

Outside, the property benefits from a paved front garden with parking for several vehicles and an integral garage. The rear garden is a tranquil haven, with a paved patio area and a generous lawn, offering plenty of space for outdoor activities.

Located within 0.5 miles of Enfield Town Rail Station, this home offers excellent transport links, making it perfect for commuters, plus local shops, green spaces, schools, and leisure facilities. A perfect balance of convenience, comfort, and community. With the added bonus of being chain-free, this property is a fantastic opportunity for a buyer with vision to transform it into a dream home.

Local Authority: Enfield
Council Tax Band: F

Front Garden

Paved for off-street parking for several cars, side gate leading to rear garden, access to garage.

Porch

Door leading to Inner Hallway, carpet.

Inner Hallway

Hard wearing wood flooring, radiator, stairs to first floor landing, brick wall panel, telephone point, under stairs storage cupboard housing: fuse box and gas meter, door to reception one, door to reception two, door to kitchen/dining room.

Reception 1

Double glazed window to front aspect, radiator, hard wearing wood flooring, feature fire place with brick surround, coving to ceiling, television aerial point.

Kitchen / Dining Room (Open-Plan)

Hard wearing wood flooring, double glazed window to rear aspect, radiator, uPVC double glazed door leading to rear garden, eye and base level units, part-tiled walls, cupboard housing "Vaillant" boiler, stainless steel sink with mixer tap, space for dryer, space for washing machine, fitted electric oven, fitted electric hob with extractor over.

Reception 2

Hard wearing wood flooring, radiator, double glazed window to rear aspect, door leading to rear garden, storage cupboards, door to shower room.

Shower Room

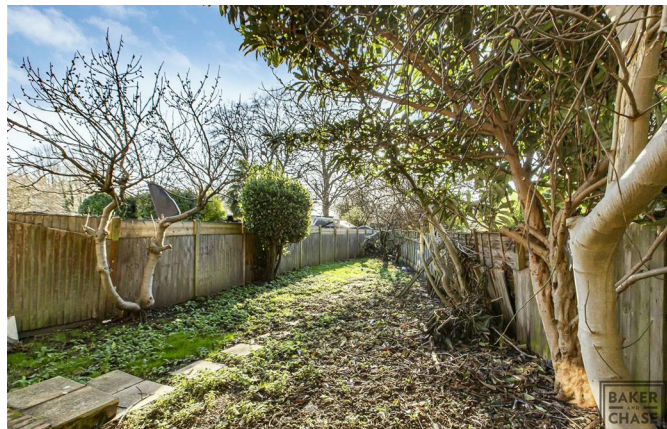
Hard wearing wood flooring, frosted double glazed window to side aspect, walk-in shower cubicle with mains fed shower, low level WC, wash hand basin, extractor fan.

Lobby

Hard wearing wood flooring, doors to bedrooms four and six, door to shower room.

First Floor Landing

Hard wearing wood flooring, brick wall panel, doors to bedrooms one, three, four, five and six.





Bedroom 1

Hard wearing wood flooring, radiator, double glazed window to front aspect.

Bedroom 3

Hard wearing wood flooring, radiator, double glazed window to front aspect.

Bedroom 4

Hard wearing wood flooring, radiator, double glazed window to rear aspect.

Bedroom 5

Hard wearing wood flooring, radiator, double glazed window to rear aspect.

Bedroom 6

Hard wearing wood flooring, double glazed window to front aspect, radiator.

Bathroom

Linoleum flooring, frosted double glazed window to rear aspect, radiator, low level WC, wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment.

Shower Room

Hard wearing wood flooring, radiator, frosted double glazed window to side aspect, walk-in shower cubicle with mains fed shower, low level WC, pedestal wash hand basin.

Second Floor Landing

Hard wearing wood flooring, brick wall panel, door to bedroom two.

Bedroom 2

Hard wearing wood flooring, radiator, window to rear aspect, brick wall panel, under eaves storage.

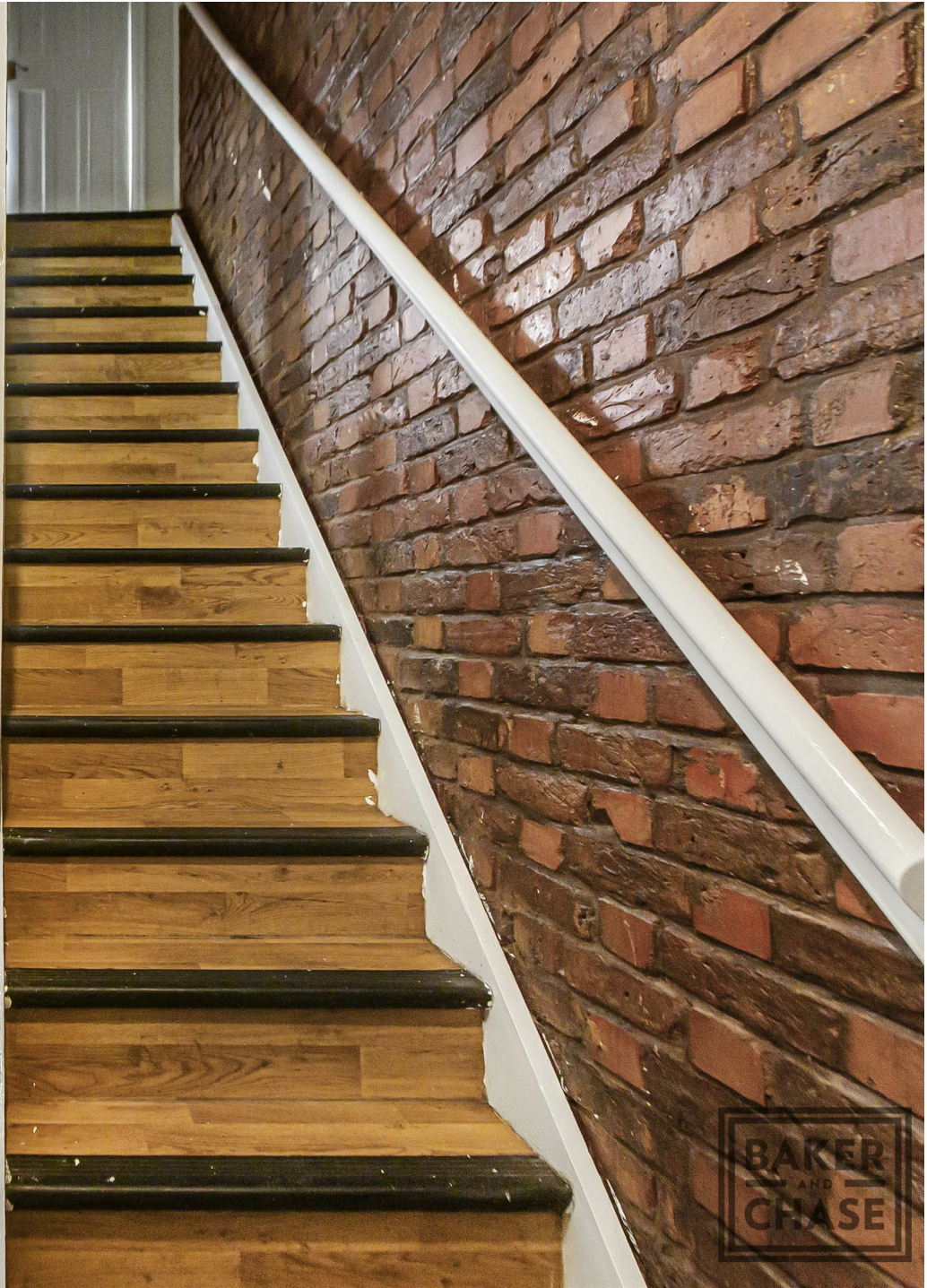
Rear Garden

Part paved patio area, rest laid to lawn, outside tap, side gate leading to front garden.

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.

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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.



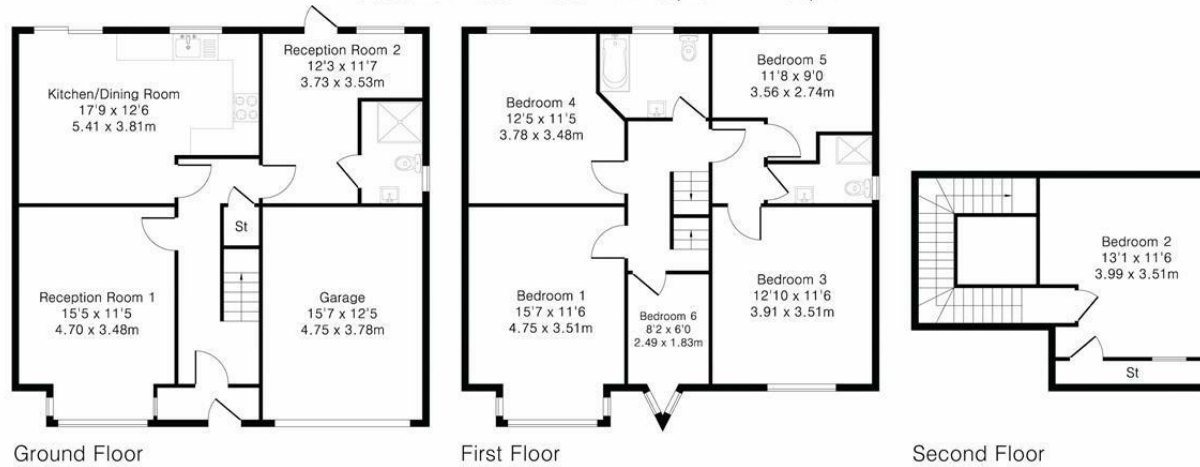


Approximate Gross Internal Area 1947 sq ft - 182 sq m

Ground Floor Area 856 sq ft – 80 sq m

First Floor Area 805 sq ft – 75 sq m

Second Floor Area 286 sq ft – 27 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