



Manor Road, Enfield

Under Offer (SSTC)

£650,000 (Freehold)





This charming 1930s semi-detached family home offers spacious living, a conservatory, four double bedrooms, and a southerly-facing garden, all within easy reach of excellent transport links.

This delightful 1930s-style semi-detached property on Manor Road offers a spacious and well-presented family home with plenty of character and potential. Located in a sought-after area of Enfield, this home boasts four double bedrooms, two reception rooms, a conservatory, and a southerly aspect rear garden, perfect for a growing family or those who enjoy entertaining.

The first reception room is bright and airy, with a large window to the front aspect and a feature door leading to the second reception room. The second reception room is a versatile space with laminate wood flooring, coving to the ceiling, and a door leading to the conservatory. The kitchen is well-equipped with integrated appliances. The conservatory, with its original floorboards, provides an additional living space that leads directly to the rear garden.

Upstairs, the property offers four double bedrooms, all with original floorboards and built-in wardrobes, ensuring ample storage. The master bedroom is bright and spacious, with a front-facing uPVC double glazed window and fitted wardrobes. The family bathroom has a corner bath with shower attachment. Additionally, there is a separate shower room, providing added convenience for a busy family.

The rear garden offers a decking area, a lawn, and three timber-built sheds, perfect for storage or hobbies. The front garden is paved, providing off-street parking for several cars, with access to the garage that includes power and lighting. There is also a side gate that leads to the rear garden.

Situated within 0.6 miles of Gordon Hill and Enfield Town stations, this home offers excellent transport links to Central London. The property is also within easy reach of local amenities, schools, and green spaces, making it an ideal location for families. This chain-free home, with its generous living spaces, off-street parking, garage, and large garden, making it an excellent family home with great potential.

Local Authority: Enfield
Council Tax Band: D

Inner Hallway

Laminate wood flooring, radiator, stairs to first floor landing, under stairs storage cupboard housing: fuse box, gas and electric meters, door to reception one, door to reception 2, archway to kitchen.

Reception 1

Coving to ceiling, radiator, uPVC double glazed window to front aspect, carpet, door leading to reception two.

Reception 2

Laminate wood flooring, coving to ceiling, radiator, door leading to conservatory.

Kitchen

Eye and base level units, laminate wood flooring, storage cupboard, integrated fridge, integrated dishwasher, fitted gas oven, fitted gas hob with extractor over, window to rear aspect.

Conservatory

Original floorboards, power and lighting, door leading to rear garden.

WC

low level WC, wash hand basin with mixer tap

First Floor Landing

Loft access, original floorboards, doors to all bedrooms, door to bathroom, door to shower room.

Bedroom 1

Original floorboards, radiator, fitted wardrobes, uPVC double glazed window to front aspect.

Bedroom 2

Original floorboards, radiator, double glazed window to rear aspect, fitted storage cupboard.

Bedroom 3

Carpet, radiator, fitted wardrobe, double glazed window to rear aspect.

Bedroom 4

Original floorboards, radiator, fitted wardrobe, further fitted storage cupboard, uPVC double glazed window to front aspect.





Bathroom

Laminate wood flooring, radiator, uPVC frosted double glazed window to front aspect, spotlights to ceiling, corner bath with mixer tap and shower attachment, low level WC, wash hand basin with mixer tap, tiled walls.

Shower Room

Laminate wood flooring, frosted double glazed window to rear aspect, spotlights to ceiling, cupboard housing "Worcester" combination boiler, pedestal wash hand basin, walk-in shower cubicle with mains fed shower, low level WC, tiled walls, extractor fan.

Front Garden

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

Rear Garden

Decking area, part laid to lawn, outside tap, power point, three timber built sheds, side gate leading to front garden, door to garage.

Garage

Power and lighting, storage, plumbed for washing machine and dryer, door leading to kitchen.

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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.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and









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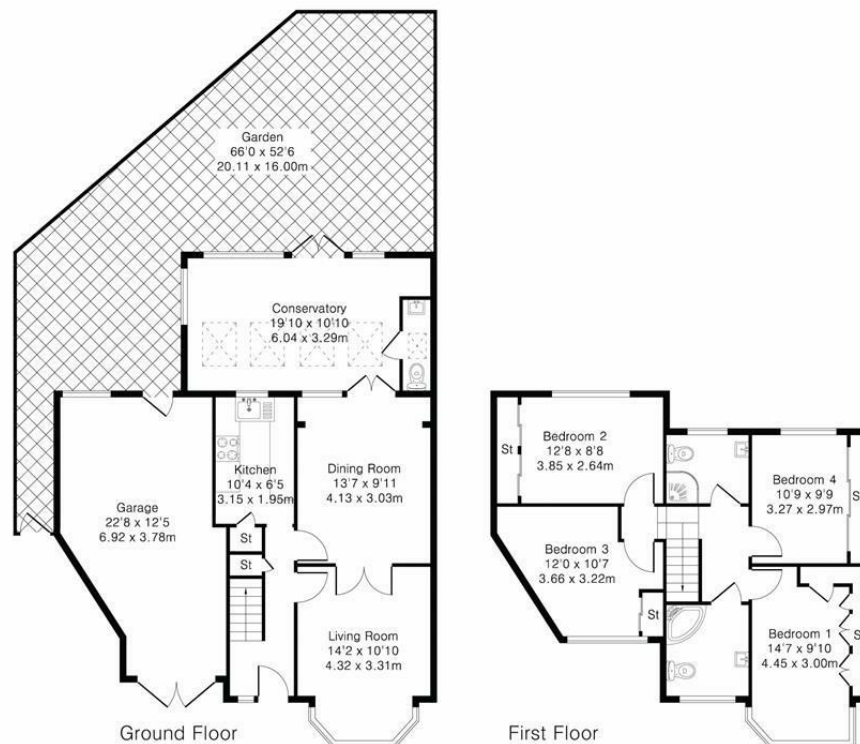
Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Approximate Gross Internal Area 1543 sq ft - 144 sq m

Ground Floor Area 922 sq ft – 86 sq m

First Floor Area 621 sq ft – 58 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 C / Local Authority: Enfield / Council Tax Band: D