



## **Birkbeck Road, Enfield**

Under Offer (SSTC)  
£699,995 (Freehold)





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**Nestled in a sought-after area of Enfield, this stunning four-bedroom semi-detached property perfectly blends period charm with a modern, stylish finish, offering both comfort and sophistication in abundance.**

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This beautifully presented four-bedroom semi-detached property blends period charm with a modern, stylish finish. Located in a highly desirable area of Enfield, with views overlooking Tuckers Park, the home is a true reflection of the owners' attention to detail.

The spacious lounge features elegant Amtico Spacia flooring, large double-glazed windows to the front and rear, and a gas fireplace with surround, creating a welcoming atmosphere. The kitchen/diner is a standout feature, with integrated appliances including a Neff microwave, dishwasher, and washing machine, plus a double Belfast sink, quartz worktop, and a skylight that fills the room with natural light. The underfloor heating ensures the space remains comfortable throughout the year, and a crittall door leads to the well-maintained rear garden, offering an ideal setting for outdoor relaxation.

Upstairs, the first floor offers three bright and spacious bedrooms, all with large double-glazed windows that let in plenty of natural light. The master bedroom, located on the second floor, enjoys Velux windows, a Juliet balcony with unspoilt views of Tuckers Park, and an en-suite with a walk-in shower, making it a luxurious retreat. The property also includes three WCs, making it a practical choice for family living.

The rear garden is thoughtfully designed, with a combination of paved and lawned areas, composite decking, and shrub borders, offering a peaceful outdoor space that is filled with sunlight throughout the day. The front garden also boasts a paved area with side access to the rear and two timber-built sheds for extra storage.

The location is ideal for families, with the Wren Academy and a large choice of sought-after primary schools nearby. Gordon Hill Station (0.7 miles approx.) and Enfield Town Station (1.0 mile approx.) are both within easy walking distance, providing quick links to central London.

Local Authority: Enfield  
Council Tax Band: E

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### Inner Hallway

Amtico Spacia flooring, radiator, coving to ceiling, stairs to first floor landing, access to lounge, Yale alarm panel.

### Lounge

Amtico Spacia flooring, uPVC double glazed windows to front and rear aspects, two radiators, coving to ceiling, gas fireplace with surround, understairs storage cupboard housing fuse box and electric meter, access to kitchen.

### Kitchen

Amtico Spacia flooring (with underfloor heating), uPVC double glazed window to side aspect, spotlights to ceiling, integrated washing machine, eye and base level units, double Belfast sink with mixer tap, integrated Neff microwave, space for fridge/freezer, space for Range Master 5-ring gas cooker with extractor over, integrated dishwasher, crittal door leading to rear garden, quartz worktop, skylight, cupboard housing Vaillant combination boiler, cupboard housing Dyson charging point, door to WC.

### WC

Amtico Spacia flooring (with underfloor heating), uPVC double glazed window to side aspect, low-level WC, part tiled walls, wash hand basin with mixer tap.

### First Floor Landing

Carpet, loft access, spotlights to ceiling, stairs to second floor landing, doors to bedrooms two, three, and four, door to bathroom.

### Bedroom 2

Carpet, two uPVC double glazed windows to front aspect, radiator, coving to ceiling, ceiling rose, two privacy blinds.

### Bedroom 3

Carpet, uPVC double glazed window to rear aspect, radiator, coving to ceiling.

### Bedroom 4

Amtico flooring, uPVC double glazed windows to rear and side aspects, radiator, coving to ceiling, spotlights to ceiling.

### Bathroom

Tiled flooring, tiled walls, spotlights to ceiling, frosted uPVC double glazed window to side aspect, low-level WC, bath with mixer tap, mains fed shower, stand-alone sink with mixer tap.





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## Second Floor Landing

Carpet, uPVC double glazed window to rear aspect, door to bedroom one.

## Bedroom 1

Carpet, two Velux windows to front aspect, spotlight to ceiling, under eaves storage cupboard, uPVC double glazed window door leading to Juliet balcony, radiator, door to en-suite.

## En-Suite

Tiled flooring, Velux window to front aspect, tiled walls, spotlights to ceiling, extractor fan, low-level WC, wash hand basin with mixer tap, walk-in shower cubicle with mains fed shower.

## Rear Garden

Side gate leading to front garden, outside tap, two timber built sheds, pebble stone area, part paved area, part laid to lawn, further decking area to rear, shrub borders, outside lighting.

## Front Garden

Paved area, gas meter box, side gate leading to rear garden.

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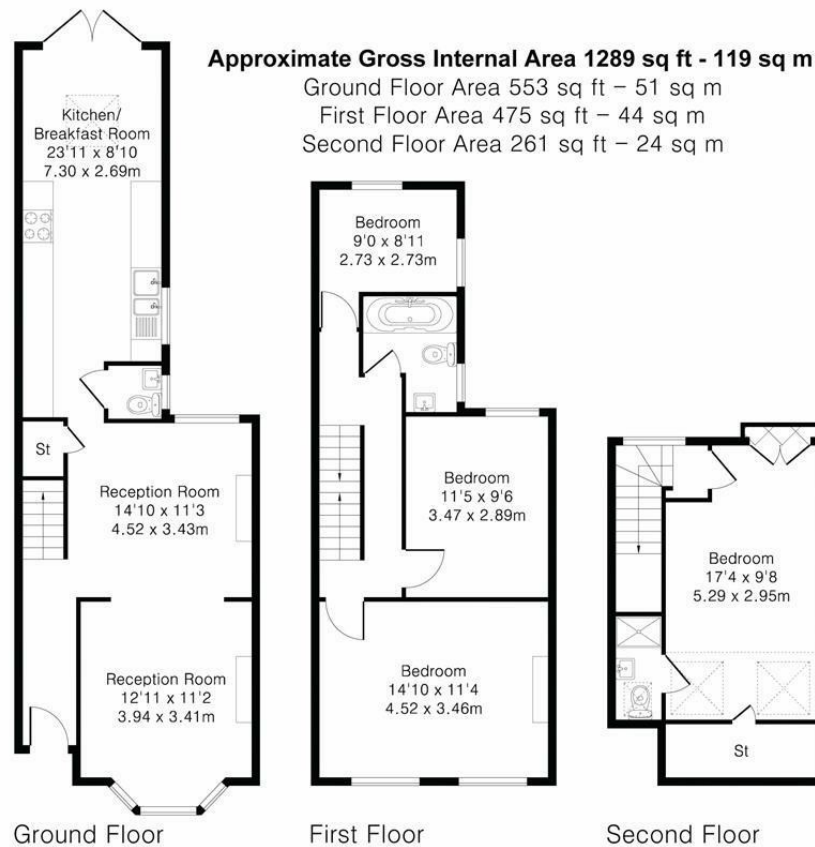
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EPC Rating D / Local Authority: Enfield / Council Tax Band: E