



## Kynaston Road, Enfield

Under Offer (SSTC)

Offers in excess of £675,000 (Freehold)







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**Beautifully arranged over three levels, this Edwardian four-bedroom home combines period features with generous living space in a sought-after Enfield location.**

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Set on a peaceful residential street within easy reach of Gordon Hill Station, this beautifully presented four-bedroom Edwardian home offers the perfect balance of period charm and modern practicality. With spacious interiors arranged over three floors, it's ideal for growing families or anyone looking for a home with both character and comfort.

Inside, the property welcomes you with a smart hallway featuring classic Victorian-style tiled flooring, leading into a generous through lounge complete with original wood flooring, a feature fireplace, and sash windows front and back. The kitchen is bright and stylish, with timber sash windows, sleek base units, integrated appliances including a dishwasher and washing machine, and a sliding door opening directly onto the garden—perfect for indoor-outdoor living and entertaining.

Upstairs, three well-proportioned bedrooms sit on the first floor, all flooded with natural light and served by a modern family bathroom with a mains-fed shower. The top-floor master suite is a standout space, featuring a walk-in wardrobe, ample built-in storage, and a luxurious en-suite bathroom with a freestanding bath, walk-in shower, and Velux windows bringing in plenty of daylight.

Outside, the east-facing garden is low-maintenance and inviting, with a paved patio, lawn, shrub borders, and a timber shed. The front garden also retains traditional tiling and thoughtful detailing in keeping with the home's character. Additional highlights include gas central heating, double glazing, decorative coving, and under-stairs storage.

Conveniently located within 0.6 miles of Gordon Hill Station with direct routes into central London, this home is also well-placed for local parks, shops, and sought-after schools—making it a smart and stylish choice for modern family life.

Local Authority: Enfield  
Council Tax Band: E

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## Inner Hallway

Victorian Tiled Flooring, Radiator, Coving To Ceiling, Stairs To First Floor Landing, Doors Leading To Lounge, Door To Kitchen, Understairs Storage Cupboard Housing Fusebox And Electric Meter

## Lounge

Original Wood Flooring, Coving To Ceiling, Two Ceiling Poles, Timber Double Glazed Sash Windows To Front And Rear Aspect, Feature Fireplace, Two Radiators

## Kitchen

Wood Flooring, Timber Double Glazed Sash Windows To Side Aspect, Part Tiled Walls, Spotlights To Ceiling, Base Level Units, Inset Sink With Mixer Tap, Integrated Dishwasher, Integrated Washing Machine, Space For Fridge Freezer, Fitted Electric Oven, Fitted Microwave, Fitted Induction Hob With Extractor Over, Radiator, Sliding Double Glazed Door Leading To Rear Garden, Cupboard Housing 'Vaillant' Combination Boiler

## First Floor Landing

Carpet, Coving To Ceiling, Radiator, Stairs To Second Floor Landing, Doors To Bedroom 2, 3 And 4, Door To Bathroom

## Bedroom 2

Two Timber Double Glazed Sash Windows To Front Aspect, Radiator, Carpet, Two Fitted Wardrobes

## Bedroom 3

uPVC Double Glazed Window To Rear Aspect, Carpet, Radiator

## Bedroom 4

uPVC Double Glazed Window To Rear Aspect, Radiator, Coving To Ceiling, Carpet









## Bathroom

Two uPVC Frosted Double Glazed Windows To Side Aspect, Heated Towel Rail, Part Tiled Walls, Tiled Flooring, Wash Basin With Mixer Tap, Low Level WC, Panelled Bath With Mixer Tap, Mains Fed Shower

## Second Floor Landing

Carpet, Spotlight, Door To Bedroom 1

## Bedroom 1

Carpet, Radiator, Two Velux Windows, Under Eaves Storage, uPVC Sash Double Glazed Window To Rear Aspect, Access To Walk-In Wardrobe, Door To En-Suite, Spotlight To Ceiling

## En-suite

Tiled Flooring, Part Tiled Walls, Spotlight To Ceiling, Extractor Fan, Heated Towel Rail, Shaving Point, uPVC Double Glazed Sash Window To Rear Aspect, Standalone Sink With Mixer Tap, Low Level WC, Standalone Bath With Mixer Tap And Shower Attachment, Walk-In Shower Area With Mains Fed Shower

## Rear Garden (East Facing)

Paved Patio Area, Rest Laid To Lawn, Outside Tap, Shrub Border, Timber Built Shed

## Front Garden

Victorian Tiling, Pebble Stone Area, Gas Meter Box

## 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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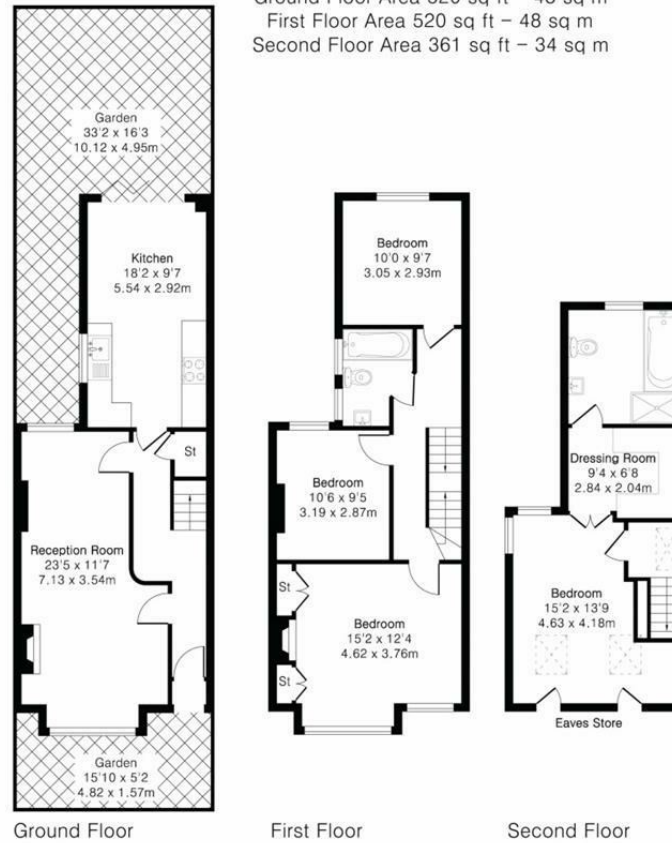


**Approximate Gross Internal Area 1401 sq ft - 130 sq m**

Ground Floor Area 520 sq ft - 48 sq m

First Floor Area 520 sq ft - 48 sq m

Second Floor Area 361 sq ft - 34 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: E

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