



## Sketty Road, Enfield

Available

£550,000 (Freehold)







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**A generously proportioned four-bedroom period home with two receptions, a kitchen/diner, and rear access, ideally located near Enfield Town and Enfield Playing Fields.**

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Baker and Chase are delighted to present this spacious and well-presented four-bedroom period property, boasting two reception rooms, a generous kitchen/diner, a first-floor family bathroom and a top-floor en-suite, located in a popular residential turning within 0.5 miles of Enfield Town station.

The ground floor comprises two bright and airy reception rooms, both featuring laminate wood flooring, and the second offering direct access to the rear garden. A well-equipped kitchen/diner sits at the rear, complete with a breakfast bar, a range of fitted appliances and access to the garden. Upstairs, the first floor offers three bedrooms and a modern family bathroom, while the second floor provides a well-proportioned bedroom with an en-suite shower room and both Velux and uPVC windows for added natural light.

Externally, the rear garden offers a part-paved, part-lawned space with rear access, ideal for entertaining or family enjoyment. The front garden includes a paved area and mature shrub border.

The location is ideal for commuters and families alike, with Enfield Town Station (0.5 miles) offering direct services into London Liverpool Street via Seven Sisters. Enfield Playing Fields are just 0.3 miles away, providing open green space and sports facilities. The property also sits within the catchment area for the popular George Spicer Primary School (approx. 0.4 miles), as well as close proximity to Enfield Grammar School and Kingsmead School. Enfield Town Centre, with its range of shops, cafes, restaurants and the Palace Gardens Shopping Centre, is also approximately 0.6 miles away.

This lovely family home presents a fantastic opportunity for buyers seeking space, charm and convenience. The property will be cleared imminently and will be ready for a smooth completion.

Local Authority: Enfield  
Council Tax Band: D

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### Inner Hallway

laminated wood flooring, radiator, stairs to first floor landing, access to second reception

### Reception 1

laminated wood flooring, uPVC double glazed window to front aspect, radiator, gas fireplace with surround, access to reception 2

### Reception 2

laminated wood flooring, radiator, uPVC double glazed door leading to rear garden, understairs storage cupboard housing: fuse box and electric meter, door to kitchen

### Kitchen

tiled flooring, vertical radiator, uPVC double glazed window to side aspect, uPVC double glazed window to rear aspect, uPVC double glazed door leading to rear garden, eye and base level units, cupboard housing 'Vaillant' combination boiler, space for dishwasher, space for washing machine, space for fridge, space for freezer, fitted electric oven, fitted gas hob with extractor over, fitted microwave, stainless steel sink with mixer tap, spotlights to ceiling, breakfast bar

### First Floor Landing

carpet, stairs leading to second floor landing, doors to bedrooms 1, 3 and 4, door to bathroom

### Bedroom 1

original wood flooring, radiator, uPVC double glazed window to front aspect, two fitted wardrobes, feature fireplace with surround

### Bedroom 3

carpet, radiator, uPVC double glazed window to rear aspect

### Bedroom 4

lino flooring, radiator, uPVC double glazed window to rear aspect

### Bathroom

tiled flooring, part tiled walls, spotlights to ceiling, heated towel rail, panelled bath with mixer tap, mains fed shower, extractor fan, low level WC, wash hand basin with mixer tap, storage cupboard









## Second Floor Landing

carpet, uPVC double glazed window to rear aspect, door leading to bedroom 2

## Bedroom 2

laminate wood flooring, radiator, spotlights to ceiling, uPVC double glazed window to rear aspect, under eaves storage, Velux window to front aspect, door to en-suite

## En- Suite

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

## Rear Garden

part paved area, part laid to lawn, outside tap, timber built shed, shrub borders, gate leading to rear access

## Front Garden

paved area, shrub border, gas meter box

## Disclaimer

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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 other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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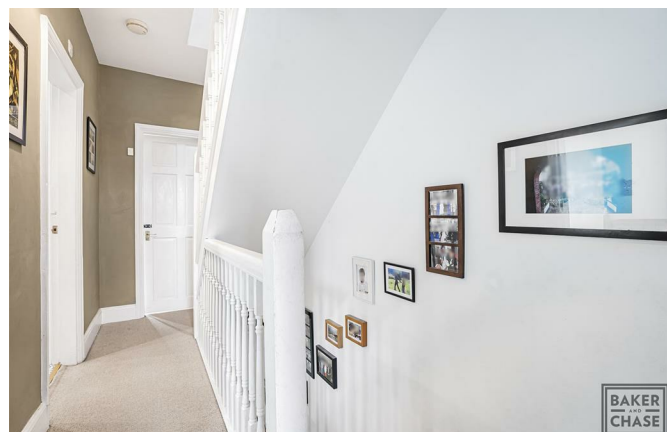
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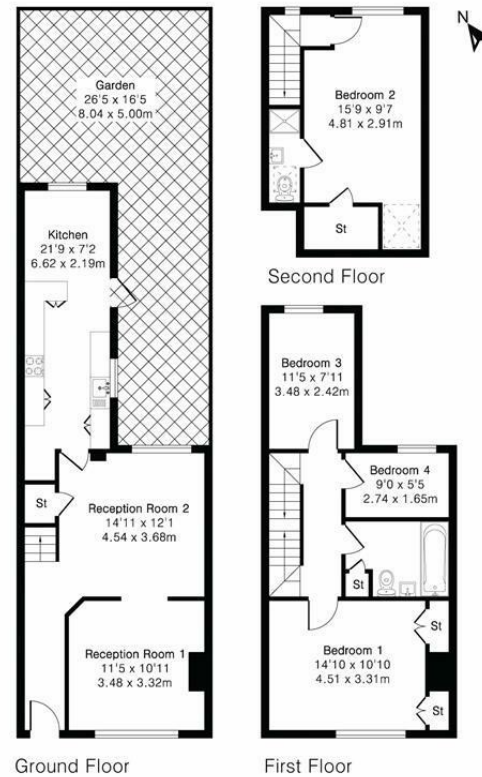


Approximate Gross Internal Area 1189 sq ft - 110 sq m

Ground Floor Area 511 sq ft - 47 sq m

First Floor Area 437 sq ft - 41 sq m

Second Floor Area 241 sq ft - 22 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: D

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