



Manor Road, Enfield

Under Offer (SSTC)
£650,000 (Freehold)





Blending classic 1930s character with stylish modern touches, this spacious four-bedroom family home enjoys a prime position on a sought-after residential road just moments from Gordon Hill Station and popular local schools.

Positioned on a popular residential turning just 0.6 miles from Gordon Hill Station, this well-presented four-bedroom 1930s-style home offers a superb blend of period charm and modern upgrades, ideal for growing families looking to settle in a convenient and well-connected part of Enfield.

The property is arranged over three floors and features a generous kitchen/diner with bi-folding doors opening onto a landscaped north-facing garden, perfect for entertaining or everyday family life. The ground floor also benefits from a bright front lounge, a guest WC, and clever built-in storage. The first floor hosts three bedrooms; two with fitted wardrobes, and a family bathroom, while the top floor offers a spacious main bedroom with fitted cupboards, under-eaves storage, and an en-suite shower room.

Additional highlights include underfloor heating in the kitchen/diner, a fully powered outbuilding with rear access which could be used as a home office or studio and off-street parking to the front. The garden also features a patio, lawn, decking, and power points for added convenience.

Manor Road is within easy reach of several sought-after schools, local parks, and amenities. Enfield Town Centre is just over a mile away and offers a variety of shops, restaurants, and cafés, while transport links via the A10 and M25 are easily accessible for drivers. Green open spaces such as Hilly Fields Park and Chase Side Recreation Ground are also nearby, making this an ideal setting for families and commuters alike.

With its spacious layout, excellent location, and well-balanced mix of traditional and modern features, this home is not to be missed.

Local Authority: Enfield
Council Tax Band: E

Inner Hallway

Laminate wood flooring, radiator, stairs to first floor landing, door to lounge, door to kitchen/diner, door to WC, understairs storage cupboard housing fuse box and electric meter, further storage cupboard

Lounge

uPVC double glazed window to front aspect, carpet, radiator, spotlight to ceiling

Kitchen/Diner

Bi-folding doors leading to rear garden, skylight, tiled flooring with underfloor heating, spotlight to ceiling, eye and base level units, integrated dishwasher, fitted double electric oven, fitted induction hob with extractor over, space for fridge/freezer, sink with mixer tap, cupboard housing washing machine and 'Worcester' combination boiler, underfloor heating control panel, control panel for ambient lighting

WC

Laminate wood flooring, part-tiled walls, low level WC, wash hand basin with mixer tap, extractor fan, spotlights to ceiling

First Floor Landing

Carpet, doors to bedrooms 2, 3 and 4, door to bathroom, stairs to second floor landing

Bedroom 2

uPVC double glazed window to front aspect, carpet, radiator, fitted wardrobes

Bedroom 3

uPVC double glazed window to front aspect, carpet, radiator, fitted wardrobes

Bedroom 4

uPVC double glazed window to front aspect, carpet, radiator





Bathroom

Frosted uPVC double glazed window to rear aspect, tiled flooring, tiled walls, panelled bath with mixer tap and mains fed shower, wash hand basin with mixer tap, low level WC, heated towel rail, storage cupboard housing shaving point

Second Floor Landing

Carpet, spotlight to ceiling, door to bedroom 1

Bedroom 1

uPVC double glazed window to rear aspect, carpet, radiator, fitted cupboards, under eaves storage, door to en-suite

En-suite

uPVC double glazed window to rear aspect, tiled flooring, tiled walls, walk-in shower cubicle with mains fed shower, low level WC, wash hand basin with mixer tap, heated towel rail, extractor fan, shaving point

Rear Garden (North Facing)

Bi-folding doors onto part tiled patio, rest laid to lawn, shrub borders, part decking area to rear, outside tap with hot and cold water, power point, waterbutt, door to outbuilding

Outbuilding

Power and lighting, wall-mounted fuse box, eye and base level units, door leading to rear pedestrian access

Front Garden

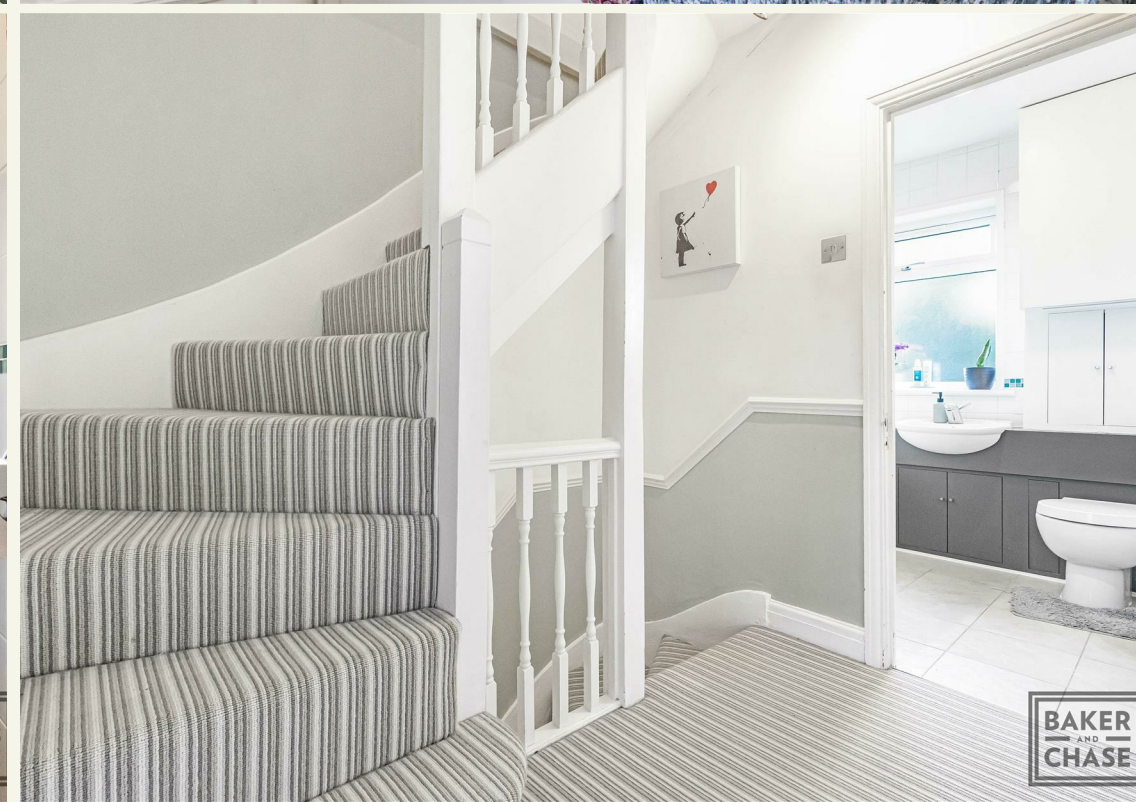
Paved for off street parking, gas meter box, outside tap with cold water

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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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 1380 sq ft - 128 sq m

Ground Floor Area 589 sq ft - 55 sq m

First Floor Area 414 sq ft - 38 sq m

Second Floor Area 258 sq ft - 24 sq m

Outbuilding Area 119 sq ft - 11 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

