



Percival Road, Enfield

Under Offer (SSTC)

Offers in excess of £485,000 (Freehold)





A charming two-bedroom period home with a bonus loft room and generous garden, ideally positioned for Enfield Town's shops, stations, and green spaces.

Charming two-bedroom period home, ideally situated within 0.7 miles of Enfield Town Station and well-positioned for access to the A10, A406 and M25. This attractive property offers a warm blend of character features and modern enhancements.

As you step inside, you're greeted by a bright and spacious through-lounge, complete with engineered wood flooring, a feature fireplace, and a pair of windows overlooking the front and rear garden. There is coving to the ceiling throughout, also thoughtful touches such as a ceiling rose and built-in understairs storage. The kitchen is located at the rear and features an integrated fridge/freezer and dishwasher, a gas hob with electric oven, and a stainless steel sink beneath a further window. The combination boiler is housed in a fitted cupboard, and a door offers direct garden access.

Upstairs, the first floor hosts two double bedrooms, each with engineered wood flooring and coving. The front bedroom spans the width of the property and includes two uPVC windows. The modern bathroom includes a bath and a separate walk-in shower. A staircase from the landing leads to a useful loft area, complete with four Velux windows, engineered wood flooring, and under-eaves storage.

Externally, the rear garden offers a low-maintenance yet versatile layout, with a paved patio, lawn, and a raised decking area to the rear. There is also an outside tap, shrub borders, and a front garden laid with decorative pebbles.

Just a short walk from Enfield Town's shopping centre, cafés, restaurants, and supermarkets including Waitrose, Marks and Spencer & Tesco. Both Enfield Town and Enfield Chase stations provide direct services into London Liverpool Street and Moorgate, while the nearby A10, A406 & M25 offer excellent road links. The property is also well-placed for schools including George Spicer Primary and Kingsmead School, as well as green spaces like Bush Hill Park and the historic Forty Hall Estate.

Local Authority: Enfield
Council Tax Band: D

Lounge

Engineered wood flooring, coving to ceiling, ceiling rose, two radiator, feature fireplace with surround, uPVC double glazed window to front and rear aspect, understairs storage cupboard housing: fuse box and electric meter, door to kitchen, stairs to first floor landing

Kitchen

Engineered wood flooring, coving to ceiling, eye and base level units, uPVC double glazed window to rear aspect, integrated dishwasher, integrated fridge/freezer, fitted electric oven, fitted gas hob, stainless steel sink with mixer tap, frosted uPVC double glazed door leading to rear garden, cupboard housing Worcester combination boiler.

First Floor Landing

Engineered wood flooring, ceiling rose, coving to ceiling, stairs to loft area, doors to both bedrooms, door to bathroom

Bedroom 1

Engineered wood flooring, radiator, coving to ceiling , two uPVC double glazed window to front aspect, ceiling rose

Bedroom 2

Engineered wood flooring, radiator, uPVC double glazed window to rear aspect, coving to ceiling, ceiling rose

Bathroom

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

Loft Area

Engineered wood flooring, under eaves storage, four Velux window

Rear Garden

Paved patio area, part laid to lawn, further decking area to rear with seating area and summer house, outside tap, shrub boarders

Front Garden

Pebble stone area, gas meter box

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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.

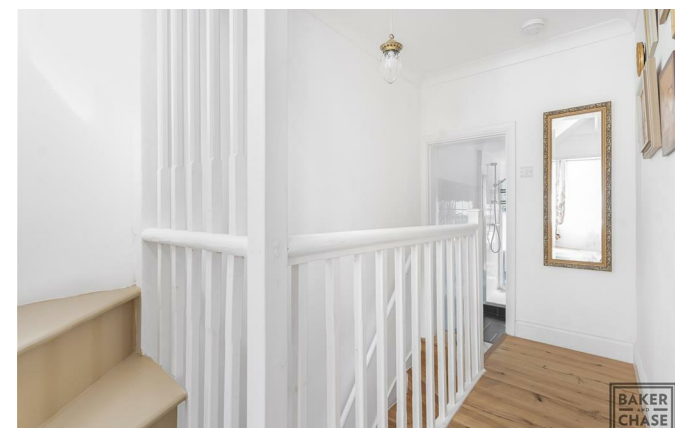
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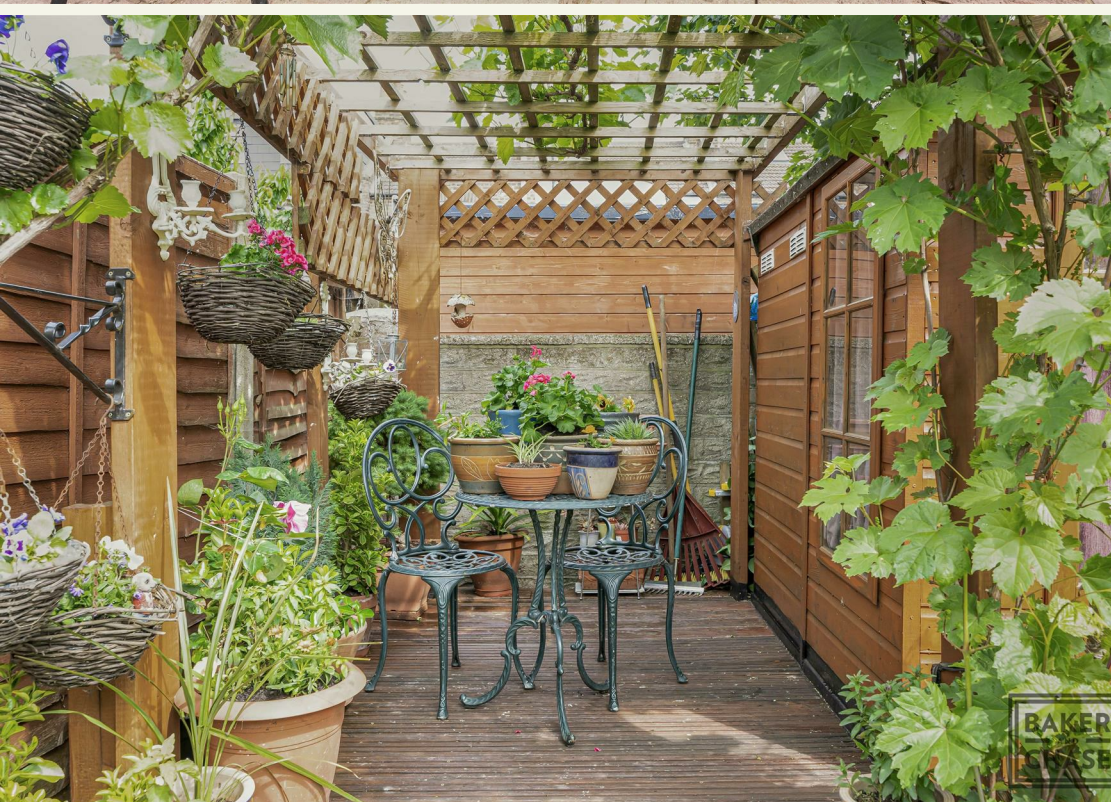
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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





Approximate Gross Internal Area 1065 sq ft - 100 sq m

Ground Floor Area 447 sq ft - 42 sq m

First Floor Area 447 sq ft - 42 sq m

Second Floor Area 171 sq ft - 16 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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