



Links Side, Enfield

Available

£699,995 (Freehold)





A spacious 1930s semi-detached family home with three double bedrooms, a through lounge, integral garage, and a south-westerly facing garden, set within a sought-after part of Enfield.

This 1930s semi-detached home offers generous living space, a practical layout, and excellent potential for modernisation, making it an appealing choice for families looking to put their own stamp on a property.

The ground floor features a spacious through lounge with windows to both the front and rear, creating a bright and flexible living and dining area with direct access to the garden. A separate fitted kitchen provides good storage, worktop space, and a larger cupboard, with access to both the rear garden and integral garage. A ground floor WC and storage cupboard in the hallway add further convenience.

Upstairs, there are three double bedrooms, all well-proportioned, served by a first-floor wet room with walk-in shower and a separate WC. Additional storage is available via the loft and built-in cupboards.

The south-westerly facing garden is a real highlight, enjoying plenty of afternoon sun and offering a mix of patio, lawn, and planting areas, along with a side gate for access. The property also benefits from an integral garage with power and lighting, as well as off-street parking to the front.

Links Side is a quiet, leafy residential turning ideally positioned for families, being within the catchment of sought-after schools, and within easy reach of Enfield Town and Cockfosters, with their wide range of shops, restaurants, and leisure facilities, as well as various parks and green spaces. Frequent local bus services connect the short distances to stations at Enfield Town (Weaver Line to Liverpool Street), Enfield Chase (Hertford Loop Line to Moorgate), and Oakwood (Piccadilly Line), all providing easy access to central London, while for motorists the A10 and M25 are within easy reach.

This bright and spacious family home in one of Enfield's most desirable residential locations requires some updating while having plenty of scope to extend to the rear and in the loft (STPP)

Tenure: Freehold
Local Authority: London Borough of Enfield
Council Tax Band: F

Porch

Door to inner hallway, tiled flooring.

Inner Hallway

Storage cupboard, radiator, stairs to first floor landing, door to garage, door to lounge, door to WC, door to kitchen, carpet.

Lounge

Coving to ceiling, uPVC double glazed window to front aspect, uPVC double glazed window to rear aspect, uPVC double glazed door leading to rear garden, carpet, 2x radiators.

Kitchen

Part tiled walls, uPVC double glazed window to rear aspect, frosted uPVC double glazed window to side aspect, uPVC double glazed door leading to rear garden, eye and base level units, larder cupboard, fitted electric oven, fitted microwave, fitted gas hob with extractor over, sink with mixer tap, space for dishwasher, space for washing machine, lino flooring, radiator, cupboard housing 'BAXI' combination boiler, inset space for fridge (with gas meter behind).

WC (Ground Floor)

Part tiled walls, frosted uPVC double glazed window to side aspect, lino flooring, low level WC, wash hand basin.

First Floor Landing

uPVC double glazed window to rear aspect, storage cupboard (with radiator), loft access, carpet, doors to all bedrooms, door to wet room, door to WC.

Bedroom 1

uPVC double glazed window to front aspect, carpet, radiator.

Bedroom 2

uPVC double glazed window to front aspect.





Bedroom 3

Coving to ceiling, uPVC double glazed window to front aspect, carpet, radiator.

Wet Room

Tiled walls, frosted uPVC double glazed window to rear aspect, lino flooring, heated towel rail, wash hand basin with mixer tap, electric shower.

WC (First Floor)

Part tiled walls, frosted uPVC double glazed window to side aspect, lino flooring, low level WC.

Rear Garden

Part paved area, rest laid to lawn, shrub borders, timber built shed, outside tap, gate leading to side access.

Garage

Power and lighting, wall mounted fuse box plus additional fuse box (wet room) meter, door leading to side access (to rear garden).

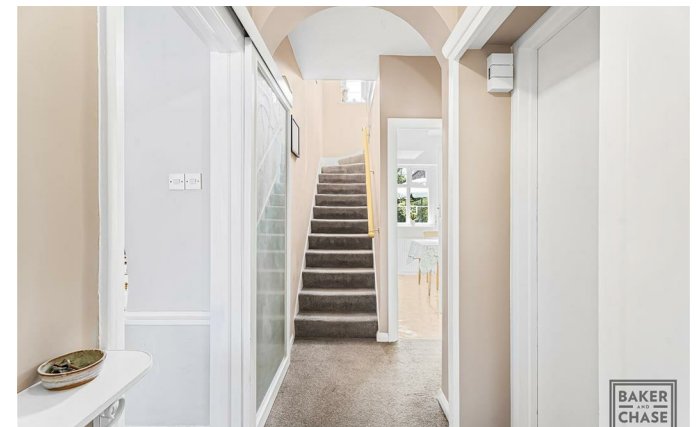
Front Garden

Part paved area, part laid to lawn, shrub borders, access to garage, side gate leading to rear garden.

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





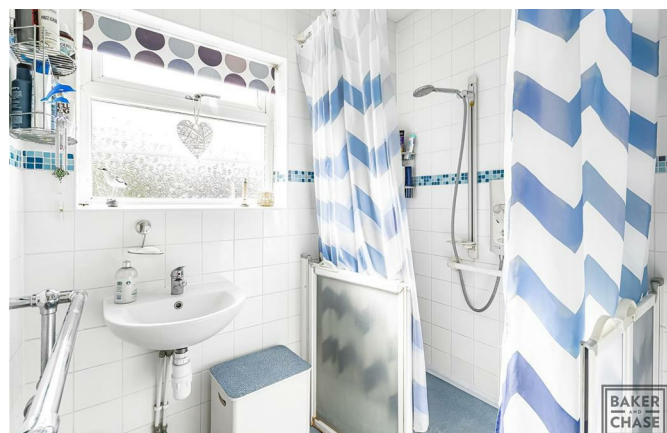


only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

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.



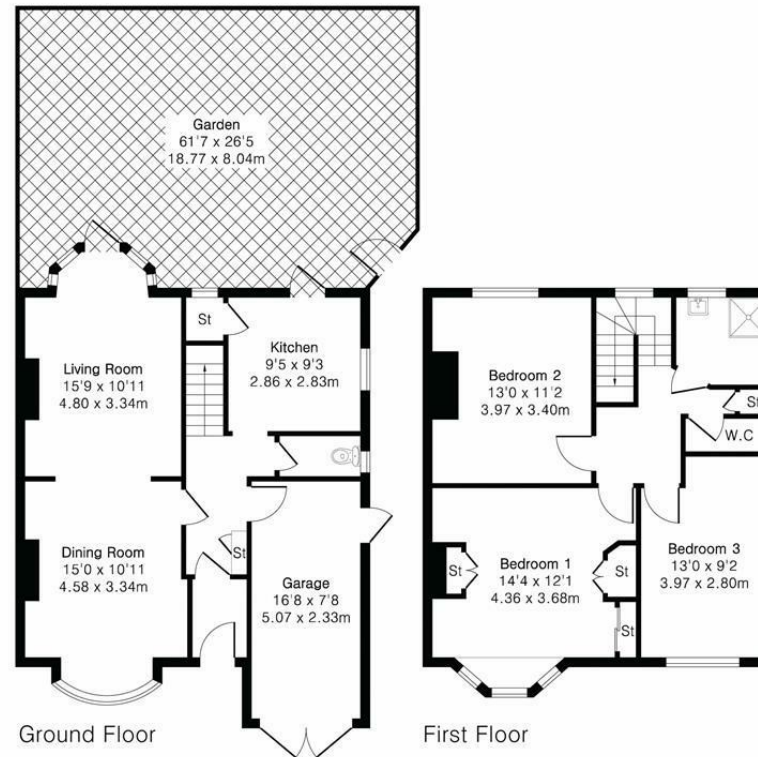


**Approximate Gross Internal Area 1130 sq ft - 105 sq m
(Excluding Garage)**

Ground Floor Area 525 sq ft – 49 sq m

First Floor Area 605 sq ft – 56 sq m

Garage Area 127 sq ft – 12 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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 E / Local Authority: London Borough of Enfield / Council Tax Band: F