



Merton Road, Enfield

Available

£475,000 (Freehold)





A great opportunity to acquire a three-bedroom terraced home in a sought-after pocket of Enfield, offering generous living space and a south-facing garden.

Nestled on a quiet residential road in Enfield, this three-bedroom terraced home offers a fantastic opportunity for buyers seeking a property they can modernise to suit their own style.

The ground floor features a bright through lounge with a feature fireplace, leading into a fitted kitchen and a practical lean-to that provides additional utility space and access to the rear garden. A family bathroom is also conveniently located on the ground floor. Upstairs, there are three well-proportioned bedrooms, each with double-glazed windows allowing plenty of natural light throughout.

Externally, the property benefits from a south-facing rear garden, perfect for enjoying the afternoon sun, with a mix of paved and lawn areas, a timber-built shed, and an outside tap. The front garden offers additional outdoor space and a welcoming entrance to the home.

Located within 0.5 miles of Gordon Hill Station, the property provides excellent transport links with direct services into central London. The area is also well served by bus routes connecting to Enfield Town, Oakwood, and surrounding areas. Families will appreciate the proximity to a selection of highly regarded primary and secondary schools, making it an ideal choice for those with children.

Enfield Town itself offers a wide range of shops, restaurants, cafés, and leisure facilities, while nearby Chase Green Park and Hilly Fields Park provide open green spaces perfect for walks, exercise, or family outings. The property also enjoys easy access to major road networks, including the A10 and M25, ensuring convenient travel across London and beyond.

Offered chain free, this home represents an excellent opportunity to create a comfortable family property in a sought-after and well-connected part of Enfield.

Local Authority: London Borough of Enfield
Council Tax Band: D

Front Garden

Paved area, gas meter box.

Porch

Carpet, door to lounge.

Lounge

Coving to ceiling, uPVC double glazed window to front aspect, carpet, 2x radiators, gas fireplace, understairs storage cupboard housing fuse box and electric meter, stairs to first floor landing, archway to kitchen, access to lean-to.

Kitchen

Tiled walls, lino flooring, eye and base level units, fitted electric oven, fitted gas hob with extractor over, stainless steel sink with mixer tap, space for dishwasher.

Lean-to

Tiled walls, lino flooring, storage units, plumbed for washing machine, wall mounted 'Potterton' boiler, door to bathroom, double glazed barn-style door leading to rear garden.

Bathroom

Tiled walls, tiled flooring, frosted window to rear aspect, heated towel rail, low level WC, pedestal wash hand basin, panelled bath with mixer tap and shower attachment.

First Floor Landing

Carpet, loft access, doors to all bedrooms.

Bedroom 1

2x uPVC double glazed windows to front aspect, carpet, radiator.

Bedroom 2

uPVC double glazed window to rear aspect, carpet, radiator, fitted wardrobe.

Bedroom 3

uPVC double glazed window to rear aspect, laminate wood flooring, radiator.





Rear Garden (South Facing)

Part paved area, rest laid to lawn, timber-built shed, outside tap.

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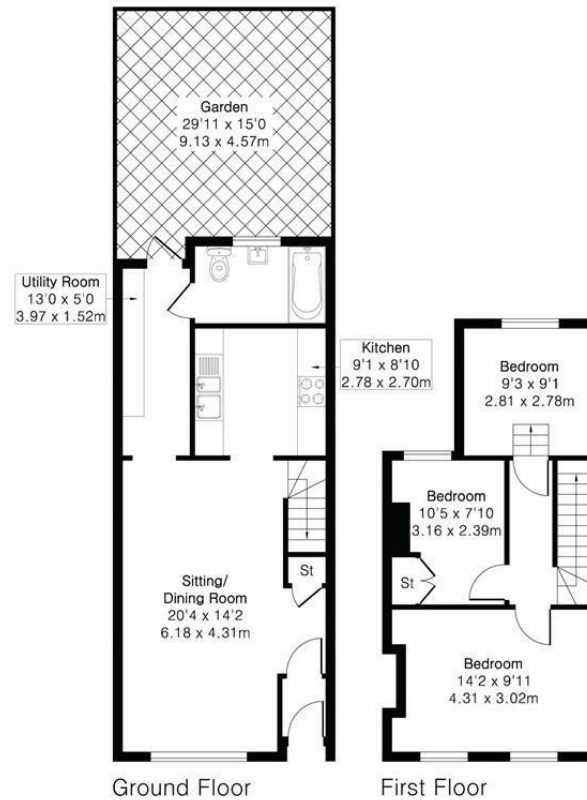




Approximate Gross Internal Area 844 sq ft - 79 sq m

Ground Floor Area 482 sq ft - 45 sq m

First Floor Area 362 sq ft - 34 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 D / Local Authority: London Borough of Enfield / Council Tax Band: D

