



Merton Road, Enfield

Under Offer (SSTC)

Offers in excess of £550,000 (Freehold)





A bright and beautifully maintained detached family home offering comfort, style, and convenience in a desirable Enfield location.

Situated on a sought-after residential road in West Enfield, this attractive three-bedroom detached home combines modern comfort, generous proportions, and a convenient location close to schools, transport, and green spaces.

The property opens with a welcoming entrance porch and inner hallway featuring underfloor heating that flows seamlessly through to the modern fitted kitchen, providing both comfort and style. The bright front-facing lounge offers the perfect space for family relaxation or entertaining, while the kitchen is finished to a high standard with sleek quartz worktops, integrated appliances, and an induction hob with extractor. A ground floor WC adds further practicality to the layout.

Upstairs, there are three well-sized bedrooms, all featuring double-glazed windows and radiators for year-round comfort. The principal and second bedrooms include fitted storage, served by a contemporary family bathroom with bath, mains-fed shower, heated flooring and heated towel rail. Additional benefits include double glazing, gas central heating via a 'Vaillant' boiler, and off-street parking to the front.

Outside, the south-facing rear garden provides an ideal space for outdoor dining or gardening enthusiasts, featuring a paved patio, artificial lawn, and timber-built shed with rear pedestrian access.

Merton Road is ideally located within easy reach of Enfield Town's wide range of shops, restaurants, and cafés. There are several well-regarded schools in the area, and nearby green spaces such as Hilly Fields and Forty Hall offer lovely walks and outdoor leisure opportunities. Excellent transport links include Gordon Hill Station (0.5 miles) for direct services to Moorgate, along with convenient road access to the A10 and M25.

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

Porch

Frosted uPVC double glazed window to front aspect, LVT flooring, cupboard with shelving and gas meter, door leading to inner hallway.

Inner Hallway

Coving to ceiling, uPVC double glazed door leading to rear garden, LVT flooring with underfloor heating, radiator, storage cupboard housing fuse box and electric meter, stairs to first floor landing, doors to lounge, kitchen, and WC.

Lounge

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

Kitchen

Spotlights to ceiling, uPVC double glazed window to rear aspect, LVT flooring with underfloor heating, eye and base level units with quartz worktops, inset sink with mixer tap, electric hob with extractor over, fitted electric oven with microwave oven above, integrated fridge/freezer, integrated dishwasher, space for washing machine.

WC

Tiled walls, spotlights to ceiling, tiled flooring, heated towel rail, wash hand basin with mixer tap, low level WC, extractor fan.

First Floor Landing

Coving to ceiling, spotlights to ceiling, uPVC double glazed window to rear aspect, carpet, radiator, loft access, doors to all bedrooms and bathroom.

Bedroom 1

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

Bedroom 2

Coving to ceiling, uPVC double glazed window to rear aspect, carpet, radiator, fitted wardrobes.





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Bedroom 3

Coving to ceiling, uPVC double glazed window to front aspect, carpet, radiator, fitted wardrobe, fitted storage cupboard housing 'Vaillant' boiler.

Bathroom

Tiled walls, spotlights to ceiling, frosted uPVC double glazed window to side aspect, tiled flooring with underfloor heating, extractor fan, heated towel rail, stand-alone sink with mixer tap, low level WC, bath with mixer tap and mains fed shower.

Rear Garden (South Facing)

Part paved area, part artificial grass, raised pebble stone border, timber-built shed (with power), rear pedestrian gate, outside tap.

Front Garden

Paved for off-street parking for one car.

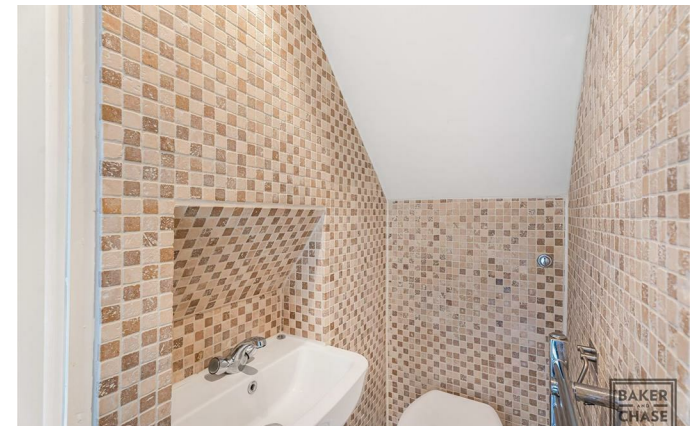
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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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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





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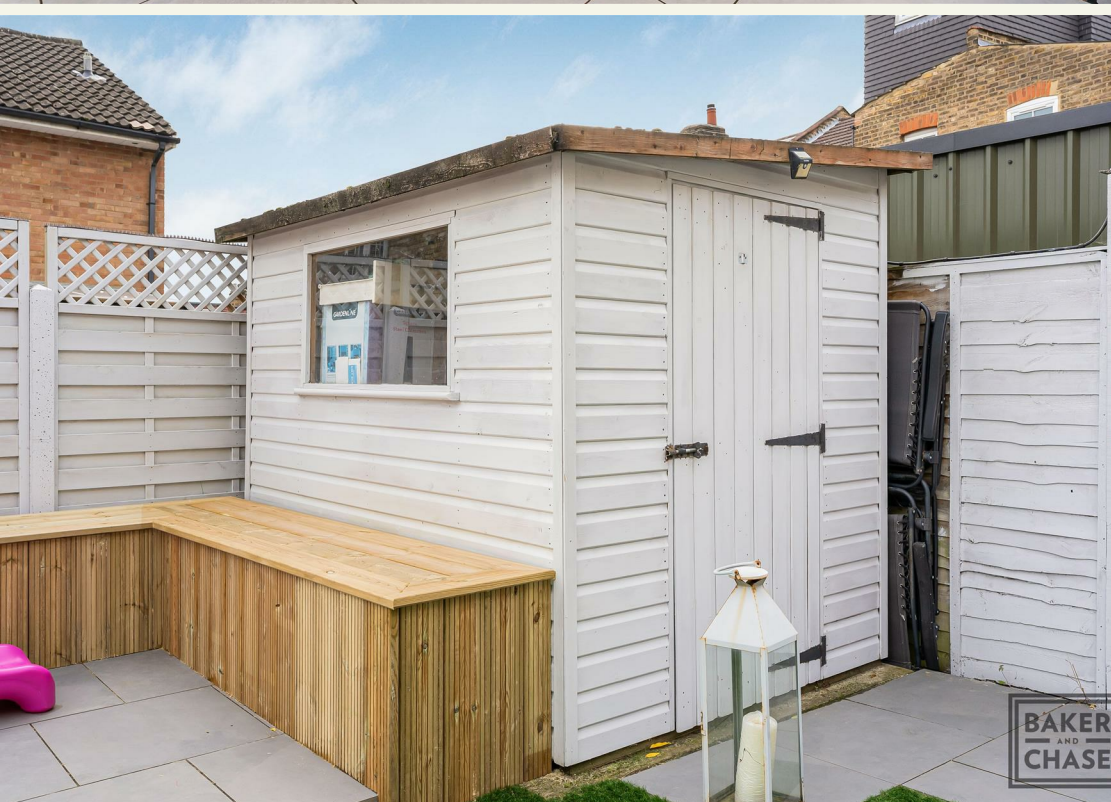
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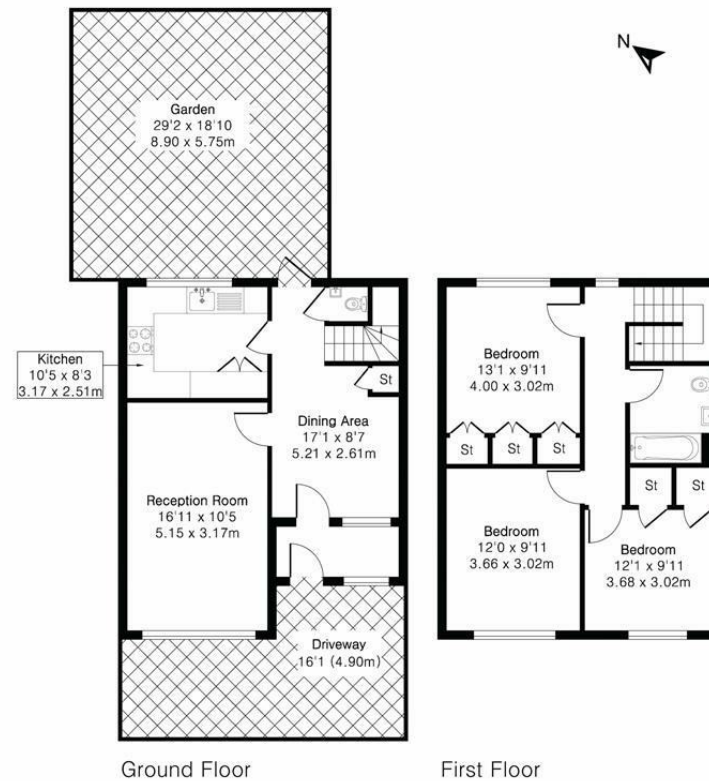




Approximate Gross Internal Area 987 sq ft - 92 sq m

Ground Floor Area 474 sq ft – 44 sq m

First Floor Area 513 sq ft – 48 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: E

