



Mandeville Road, Enfield

£500,000 Freehold

Detached House • Two Bedrooms • Spacious Open-Plan Living Area • 80ft Garden • Potential for Driveway (STPP) • Extended • 0.4 Miles - Enfield Lock Train Station • In Need of Modernisation



Accommodation Comprises:

Entrance Hall

Lounge

10' 10" x 12' 6" (3.30m x 3.81m)

Dining Room

16' 2" x 16' 8" (4.93m x 5.08m)

Kitchen

14' 7" x 10' 1" (4.45m x 3.07m)

Shower Room

4' 9" x 6' 6" (1.45m x 1.98m)

Bedroom One

12' 1" x 9' 11" (3.68m x 3.02m)

Bedroom Two

8' 11" x 9' 2" (2.72m x 2.79m)

Bathroom

6' 5" x 6' 4" (1.95m x 1.93m)







Keith Ian are pleased to offer this two-bedroom detached house, conveniently located just 0.4 miles from Enfield Lock train station. The property offers good space throughout and presents an excellent opportunity for buyers looking to modernise and add value.

The ground floor features a spacious open-plan living and dining area with a bay window and decorative fireplace, along with a fitted kitchen that overlooks the garden. From the kitchen, french doors open onto a large 80ft rear garden, providing plenty of room for outdoor entertaining, gardening, or potential extensions (STPP). Upstairs are two well-proportioned bedrooms and a family bathroom.

Externally, the property benefits from a well-kept front garden with the potential to create off-street parking (STPP). The rear garden is a standout feature, offering generous space, mature trees for privacy.

Located in a popular residential area close to local shops, schools, and transport links, this home offers great potential for those looking to refurbish and personalise a property to their own taste.

Council Tax band: D

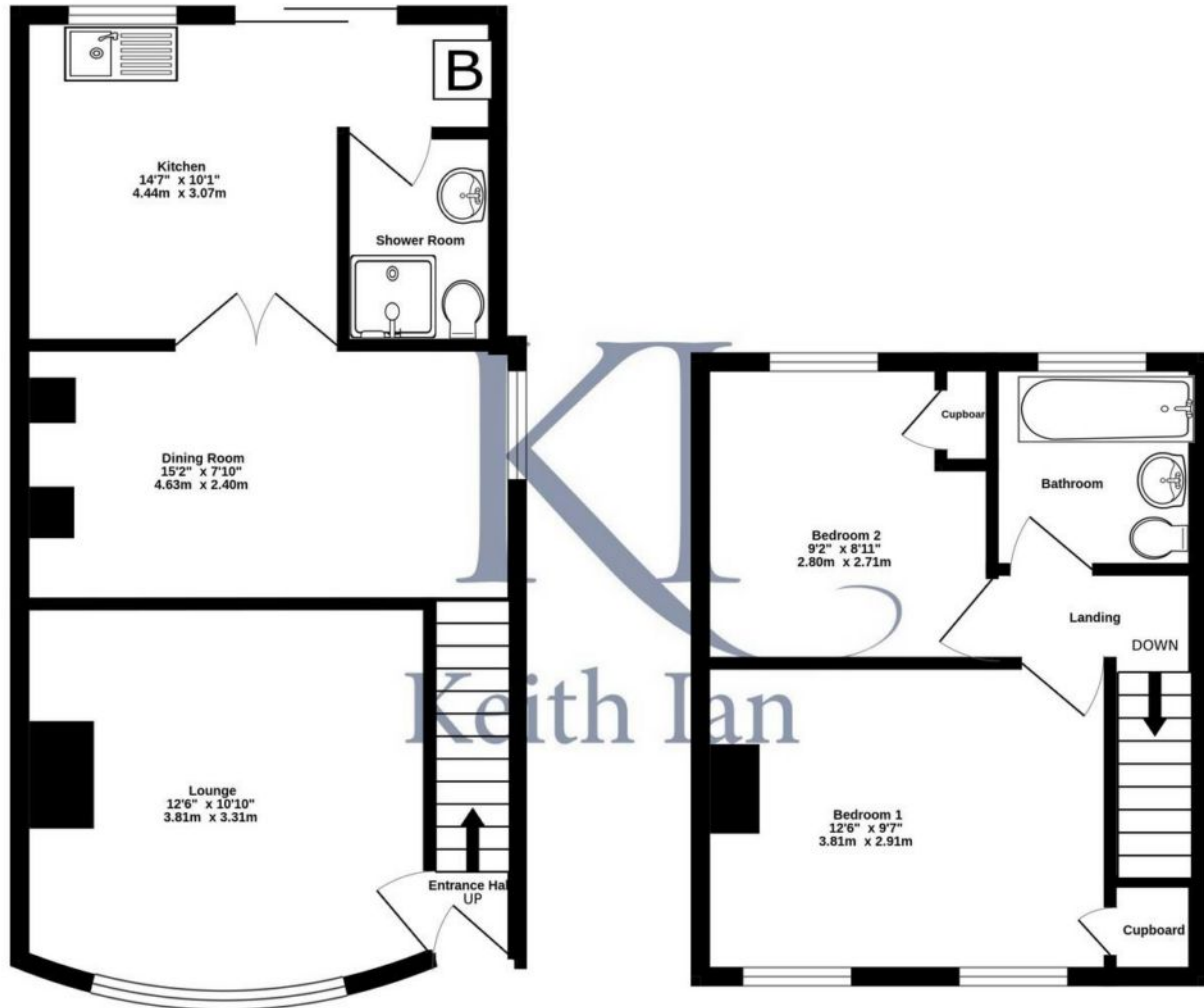
Tenure: Freehold

EPC Energy Efficiency Rating: D

EPC Environmental Impact Rating: E

Ground Floor
441 sq.ft. (41.0 sq.m.) approx.

1st Floor
280 sq.ft. (26.0 sq.m.) approx.



TOTAL FLOOR AREA : 721 sq.ft. (67.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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