



54 Firtree Walk, Enfield, EN1 3TZ

£850,000



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Nestled in the desirable Firtree Walk, Enfield, this impressive four-bedroom extended detached house offers a perfect blend of comfort and convenience. The property is ideally situated within walking distance of Enfield Town shopping centre, providing easy access to a variety of shops, restaurants, and essential transport links.

Upon entering, you are greeted by a spacious reception room that sets the tone for the rest of the home. The ground floor features a practical wet room, catering to the needs of family and guests alike. The first floor boasts a well-appointed bathroom, whilst the loft conversion offers an ensuite shower room attached to the main bedroom with an additional dressing area, ensuring privacy and comfort for all occupants.

This residence is designed with practicality in mind, featuring a large driveway that can accommodate multiple cars, complemented by a garage at the rear. This is a rare find in a bustling area, making it an ideal choice for families or those who appreciate the convenience of ample parking.

With its generous living space and modern amenities, this detached house is perfect for those seeking a family home in a vibrant community. Don't miss the opportunity to make this wonderful property your own.



Inner Hallway

Oak wood flooring, stairs leading to first floor landing, under stair storage cupboard, radiator, doors leading to lounge, kitchen/diner and wet room.

Lounge

16'1" x 12'3" (4.90m x 3.73m)

Double glazed bay window to front aspect, oak wood flooring, feature open fireplace and radiator.

Kitchen/Diner

25'0" x 19'4" narrowing to 12'9" (7.62m x 5.89m narrowing to 3.89m)

Dual aspect double glazed windows, double glazed patio doors leading to rear garden, eye and base level units with part 'Quartz' and part wooden worktop surfaces, butler sink with mixer tap, integrated dish washer and washing machine, space for double fridge freezer, fitted double oven, five point hob and extractor hood, radiator, spotlights, tiled floor and part tiled walls.

Wet Room

Dual aspect frosted double glazed windows, spotlights, pedestal wash hand basin with mixer tap, wall mounted shower, low flush W.C, tiled floor and walls.

First Floor Landing

Frosted double glazed window to front aspect, spotlights, wooden flooring, storage cupboard, stairs leading to second floor landing, doors leading to bedroom two, bedroom three, bedroom four and bathroom.

Bedroom Two

16'1" x 12'3" (4.90m x 3.73m)

Double glazed bay window to front aspect, laminate wood flooring and radiator.

Bedroom Three

14'8" (into bay) x 11'11" (4.47m (into bay) x 3.63m)

Double glazed bay window to rear aspect, laminate wood flooring and radiator.

Bedroom Four

8'1" x 7'8" (2.46m x 2.34m)

Double glazed window to rear aspect, laminate wood flooring and radiator.

Bathroom

Two frosted double glazed windows to side aspect, low flush W.C, vanity sink with mixer tap, panel enclosed bath with mixer tap and shower attachment, spotlights, heated towel rail, tiled floor and tiled walls.

Second Floor Landing

Velux window and door leading to bedroom one.

Bedroom One

12'8" x 11'2" (3.86m x 3.40m)

Double glazed patio doors leading to Juliette Balcony, laminate wood flooring, radiator, spotlights and door leading to dressing area.

Dressing Area

8'6" x 6'5" (2.59m x 1.96m)

Double glazed window to rear aspect, spotlights, radiator, laminate wood flooring and door leading to ensuite.

Ensuite

Velux window, shower cubicle, vanity sink, low flush W.C, under eaves storage, spotlights, heated towel rail, tiled floor and tiled walls.

Exterior - Front

Large brick paved driveway for multiple vehicles with hedge border and tree, shared drive with gate leading to rear garden.

Exterior - Rear

Mainly laid to lawn with patio area and shingled border, gate leading to shared driveway.

Garage

Up and over door with power and lighting.

Lanes Estate Agents Enfield Reference Number

ET5235/AX/AX/AX/260325





GROUND FLOOR
687 sq.ft. (63.8 sq.m.) approx.



1ST FLOOR
570 sq.ft. (53.0 sq.m.) approx.



2ND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



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TOTAL FLOOR AREA : 1577 sq.ft. (146.5 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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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
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