



91 Monks Road, Enfield, EN2 8BG  
£580,000

Lanes  
ESTATE AGENTS

# 91 Monks Road, Enfield, EN2 8BG

Situated on a desirable residential street in the heart of Enfield, this well-presented 2-bedroom semi-detached bungalow combines comfort, convenience, and charm. Just a short walk from Enfield Town and less than 10 minutes to Gordon Hill Station, the property benefits from excellent transport links, including nearby bus routes.

The home features off-street parking, a detached garage, a main bathroom, and an en-suite to the primary bedroom. A standout feature is the bright and airy rear conservatory, which offers a relaxing space with lovely views over the private rear garden—perfect for year-round enjoyment.

Set in a peaceful yet central location, the property is within easy reach of a wide range of shops, restaurants, and local amenities, as well as green open spaces ideal for walking and recreation.

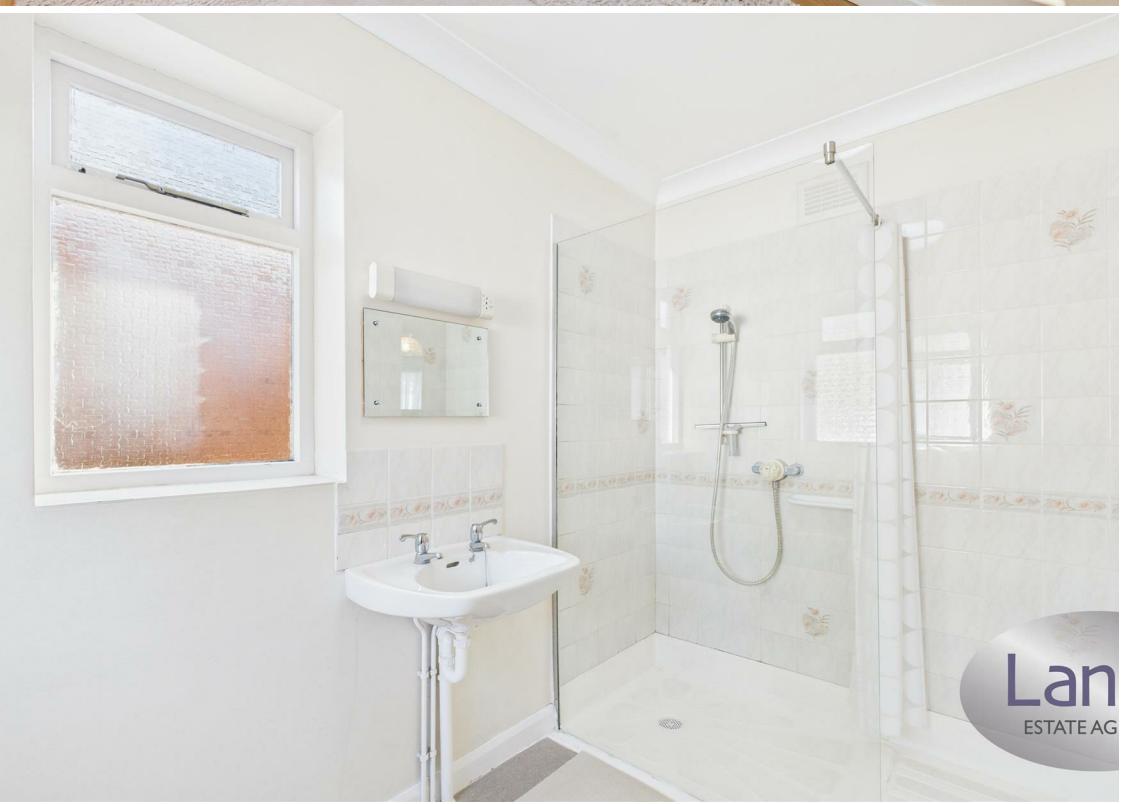
This is a fantastic opportunity to own a well-maintained bungalow in one of Enfield's most sought-after residential areas.



<b>Porch</b>	4'4" x 3'0" (1.32m x 0.91m)
<b>Hallway</b>	8'6" x 8'4" (2.59m x 2.54m)
<b>Lounge</b>	20'0" x 12'0" (6.10m x 3.66m)
<b>Kitchen</b>	9'11" x 8'11" (3.02m x 2.72m)
<b>Conservatory</b>	11'2" x 7'4" (3.40m x 2.24m)
<b>Bedroom One</b>	13'0" x 10'0" (3.96m x 3.05m)
<b>En-Suite</b>	9'11" x 5'8" (3.02m x 1.73m)
<b>Bedroom Two</b>	7'1" x 9'5" (2.16m x 2.87m)
<b>Bathroom</b>	7'0" x 5'9" (2.13m x 1.75m)
<b>Garage</b>	16'0" x 8'6" (4.88m x 2.59m)

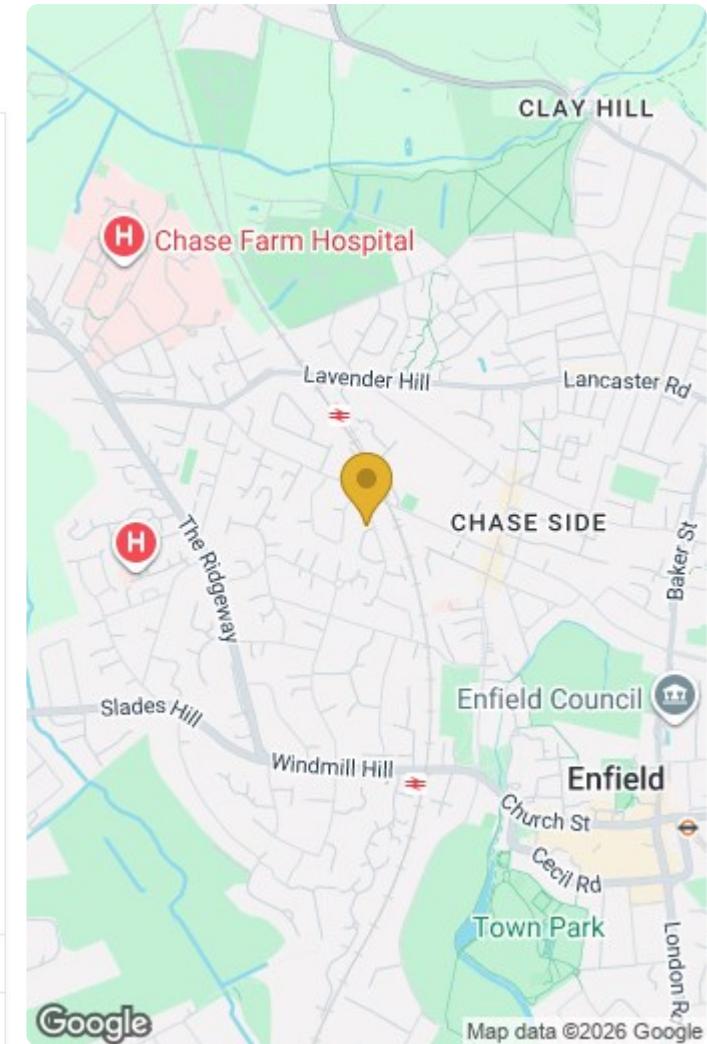
**Lanes Estate Agents Enfield Reference Number**

ET5290/AX/AX/AX/220925





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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 (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

#### 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.

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