

35

ENFIELD
ROAD



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*brimming with character & charm
four bedroom, semi detached family home*

*guide price
£800,000*

presented for sale as part of a probate process, this inviting and generously proportioned property boasts four spacious bedrooms, courtesy of a loft extension, offering ample flexibility for its new occupants.



description

the exterior of this brick-built residence exudes curb appeal, featuring a delightful brick paved driveway with gated access, providing abundant parking space alongside the garage.

upon entering through the charming front door, the hallway leads to a substantial open plan living and dining area, both adorned with captivating fireplaces. the dining space further extends to the garden through double doors, enhancing the sense of indoor-outdoor flow.

the kitchen is well-appointed with a range of storage options, workspaces, and a convenient central island with a breakfast bar. integrated appliances and fitted cupboards contribute to a

seamless design, catering to the needs of family living and entertaining.

accessed through an additional door, the expansive garden offers a large patio area, ideal for outdoor seating, along with a well-maintained lawn, mature trees, and fencing. a spacious outbuilding, featuring a covered garden area and ample storage, further enhances the outdoor experience.

moving to the first floor, three generously sized bedrooms, complete with fitted wardrobes, are serviced by a modern family bathroom. an additional shower room adds convenience and functionality.





location

nestled within a vibrant community sought after by a diverse demographic, this property caters to various needs and preferences, whether hosting guests or accommodating a growing family.

convenient local transportation options abound, granting easy access to train and tube stations for daily commutes or leisurely outings. enfield chase br station, situated a short stroll away, serves the great northern and thameslink lines, facilitating seamless travel in and out of the area. additionally, enfield town and bush hill park overground stations, along with oakwood tube station, are conveniently reachable. the proximity of the a10 and m25 further enhances accessibility, offering multiple routes for drivers.

families seeking quality education for their children will find an array of esteemed options nearby. from primary institutions like merryhills, grange park, and chase side, known for fostering a nurturing and stimulating environment, to secondary schools such as highlands, chace, and enfield grammar, which prioritize individual student development and academic excellence, the area ensures a well-rounded educational experience. moreover, a variety of prep and denomination schools in close proximity provide additional choices.

in terms of recreational pursuits, this locale stands out with its abundance of open spaces and sports facilities. trent and enfield town parks offer nearby greenery, while a diverse range of leisure amenities cater to individuals of all ages and interests, from fitness centers to golf clubs and cinemas. for everyday conveniences, numerous supermarkets, household retailers, and local independent shops are within easy reach, ensuring that residents have access to all essential amenities and more. in essence, this area presents an enticing blend of community, convenience, and recreational opportunities, making it an ideal place to call home for individuals and families alike.



floorplan:

35 enfield road,
enfield, en2 7es

council tax band:
f

epc rating:
d

this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 1051333)



Enfield Road, EN2
 Approximate Gross Internal Floor Area = 1793 sq ft / 166.6 sq m
 (Excluding Reduced Headroom)
 Reduced Headroom = 252 sq ft / 23.4 sq m
 Garage = 142 sq ft / 13.2 sq m
 Outbuilding = 314 sq ft / 29.2 sq m
 Total = 2501 sq ft / 232.4 sq m



overview

- semi detached family home
- four bedrooms
- two bathrooms
- sizeable bedrooms
- offered on a chain free basis
- nearby to all local amenities and excellent education facilities
- close to a number of open green spaces and transport links
- probate sale
- open plan kitchen diner
- extended loft room

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