



**Offers over £475,000**

**TENURE : FREEHOLD**

**Meadway, Enfield EN3**

**Bedrooms : 3**

**Bathrooms : 1**

**Reception Rooms : 1**

**Semi Detached**

**3 Bedrooms**

**Off Street Parking**

**Garage/Studio with W/C**

**South Facing Rear Garden**

**Close to transport links**

**Gracechurch Property Services**  
13 Empire Parade, Edmonton, London, N18 1AA  
[info@gracechurch-property.co.uk](mailto:info@gracechurch-property.co.uk) | 02034180580  
Website: <http://gracechurch-property.co.uk> &  
<http://gracechurch-unique.co.uk>



Welcome to this charming semi-detached family home located on Meadway in the desirable area of Enfield. This property offers a spacious and versatile layout, perfect for a growing family.

As you enter the home, from the hallway, you are greeted by a generous reception room that provides ample space for both living and dining areas. The room is bright and airy, benefiting from large windows that allow natural light to flood in.

The kitchen is well-appointed with plenty of storage and counter space, ideal for those who love to cook and entertain. French doors lead out to the rear garden, creating a seamless indoor-outdoor flow.

Upstairs, the property features three bedrooms. The master bedroom is a good size, offering plenty of room for a double bed and additional furniture. The second bedroom is also spacious, while the third bedroom is perfect for a child's room or home office. The family bathroom is well-maintained and features a bathtub with a separate shower cubicle.

#### External:

The property boasts a large south facing rear garden, providing an excellent space for outdoor activities and gardening. At the side of the garden, you will find a detached garage/studio with an additional W/C, offering potential for a home office, studio or gym. The front of the property offers off-street parking for multiple cars.

#### Location:

Situated in Enfield, the property is conveniently located close to local amenities, schools, and transport links including Enfield Lock and Turkey Street Overground stations, with access into Tottenham Hale and London Liverpool Street. Meadway is a peaceful residential street, making it an ideal location for families.

#### Other Information...

Tenure: Freehold

Parking Arrangements: Off street parking

Vendors position: Actively Looking

Council Tax Band: E (£2,524 p/yr)

Local Authority: Enfield

Location of Boiler: Kitchen

Potential Rental Value: £2200 PCM

#### Utilities

Water: Mains water connected to the property.

Electricity: Property connected to mains electricity

Drainage: Mains & Surface water drainage connected to the property

Heating: Mains gas central heating

Windows: Double glazing

Mobile coverage (based on calls indoors)

O2 - Likely

EE - Likely

Three - Likely

Vodafone - Likely

Broadband (estimated download speeds)

Standard 7 Mbps

Superfast 80 Mbps

Ultrafast 1000 Mbps

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| Energy Efficiency Rating                    |                         |           |
|---|-------------------------|-----------|
|   | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92+) <b>A</b>                              |                         |           |
| (81-91) <b>B</b>                            |                         | 85        |
| (69-80) <b>C</b>                            |                         |           |
| (55-68) <b>D</b>                            | 61                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England, Scotland &amp; Wales</b>        | EU Directive 2002/91/EC |           |

Address: 58 Meadway, EN3

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