

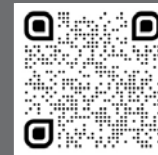
MONKS ROAD

ENFIELD - EN2

THOMAS
JAMES



- SEMI DETACHED HOUSE
- OFF STREET PARKING AND GARAGE
- 3 BEDROOMS
- QUIET RESIDENTIAL ROAD
- SPACIOUS OPEN PLAN LIVING
- WALKING DISTANCE TO STATION



FOR SALE
£575,000
FREEHOLD

MONKS ROAD

ENFIELD - EN2

THOMAS
JAMES



3 BEDROOM SEMI DETACHED HOUSE

£575,000 - FREEHOLD

IN BRIEF

This three-bedroom semi-detached house with a lovely, landscaped garden has an open aspect and a spacious feel. Located in a wide, tree-lined street, it's within easy walking distance of both Enfield Chase and Gordon Hill stations, the shops in Chase Side, and the many amenities of Enfield town centre. The popular Wren Academy is nearby. Also benefitting from off street parking for 3 cars.

PROPERTY DESCRIPTION

This light and airy house has large picture windows on three sides of the property and in all rooms, and a modern, flexible layout that's ideally suited to contemporary lifestyles. The main living space on the ground floor is a large open plan living room. Accessed via an enclosed front porch, this has wide windows and leafy views to the front and rear gardens. Measuring 22 ft by 19ft, there's plenty of space for lounge and dining areas. The rear section is ideally suited for use as a dining area, as it's conveniently close to the kitchen and next to the full height sliding doors that open onto the garden terrace. There's also a door to the terrace from the kitchen. The kitchen is bright and well-equipped, with integrated appliances housed in smart white fitted wall and floor cabinets that also provide ample worktop space. A side window and glazed door make the room a pleasant place for preparation.

An open stair leads to the first floor and a large landing, with lovely light thanks to a side window, a built-in cupboard, and a hatch to the fully boarded loft space. The main bedroom and the third bedroom (currently used as a workspace) are at the front of the property, whilst the second double bedroom is at the rear.

The shower room and separate WC are both tiled and have obscured glass windows that provide excellent natural light and ventilation.

COUNCIL TAX BAND: E
Enfield Council

EPC RATING: D

FREEHOLD



MONKS ROAD

ENFIELD - EN2



3 BEDROOM SEMI DETACHED HOUSE

£575,000 - FREEHOLD



PROPERTY DESCRIPTION CONTINUED.....

The property is set back from the road behind a landscaped front garden with areas of paving and planting, and a drive at the side for three cars leads to the brick garage. This is suited to a variety of uses, with a side window and door from the rear garden in addition to the up and over garage door. The delightful west-facing rear garden is low maintenance and suited to year-round use. A wide terrace, ideal for al fresco drinks and dining abuts the house, with two steps up to a second terrace that's surrounded by mature planting in raised beds. Bordered by tall bushes and specimen trees, the garden has a secluded feel.

The house benefits from a newly fitted boiler April 2022 with a seven-year warranty and was completely rewired in December 2023.

LOCAL LIFE

-There are plenty of local shops and restaurants nearby. It's a ten minute walk to the wide range of shops at Chase Side, and Windmill Hill is just half a mile away.

-The many shops, services, and other amenities in the town centre of Enfield are just over half a mile from your door - three minutes by car.

-The nearest station, Gordon Hill, is a ten minute walk (0.5 miles), and Enfield Chase station (0.6 miles) is also within easy walking distance. Both have trains to Old Street (30 min) and Moorgate (35m), in the City.

-The 413 acres of Trent Country Park, with miles of walking and cycling paths and trails, and facilities ranging from horse riding to golf, are on your doorstep.

- The ever popular Whitewebs Park with its ancient woods, Hilly Fields Park and Forty Hall are close by and host regular family events, a monthly farmers market and live music nights as well as boasting acres of woodland and gardens to explore.

VIDEO



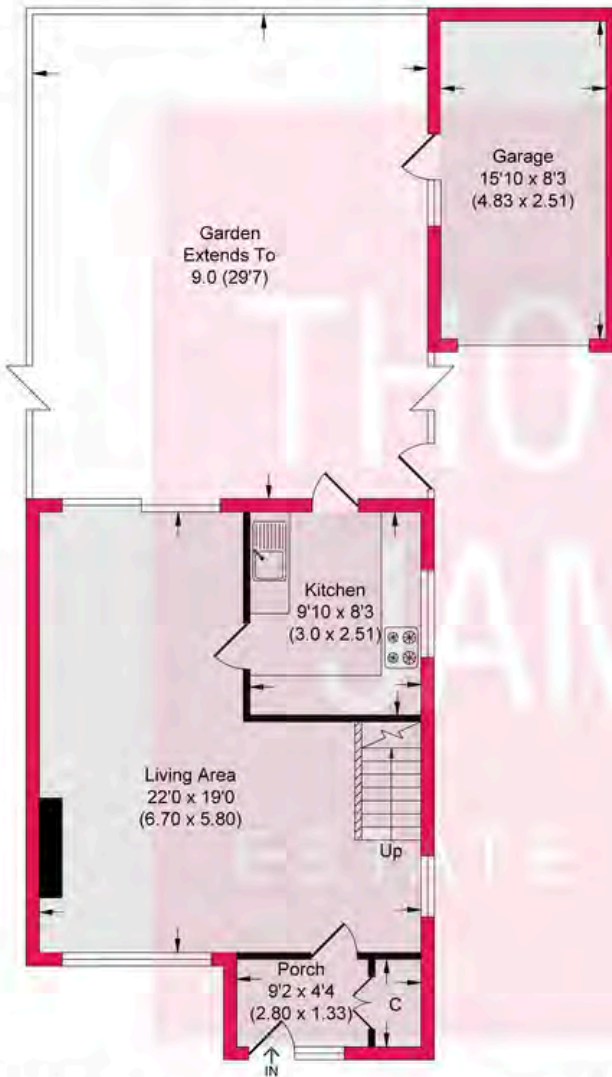
TRANSPORT



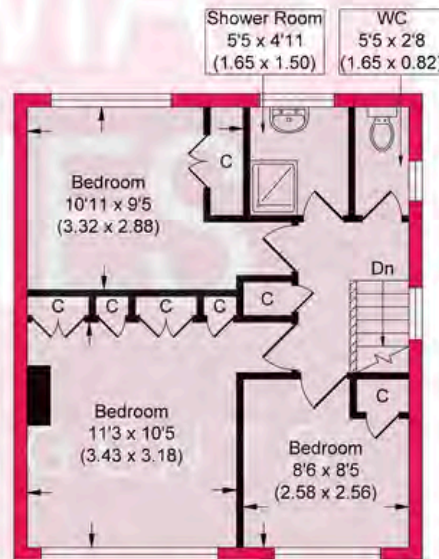
All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.



Ground Floor
54.99 sq.m. (591.91 sq.ft.) approx.



First Floor
38.86 sq.m. (418.28 sq.ft.) approx.



TOTAL FLOOR AREA : 93.85 sq.m. (1010.19 sq.ft.) approx. (Including Garage)

GARAGE AREA : 12.12 sq.m. (130.45 sq.ft.) approx.

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

Energy Efficiency Rating

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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