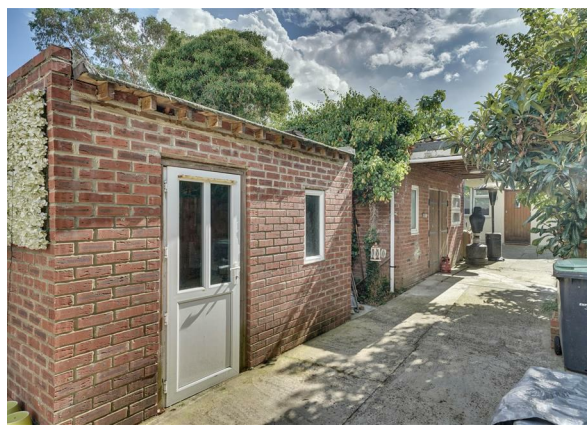
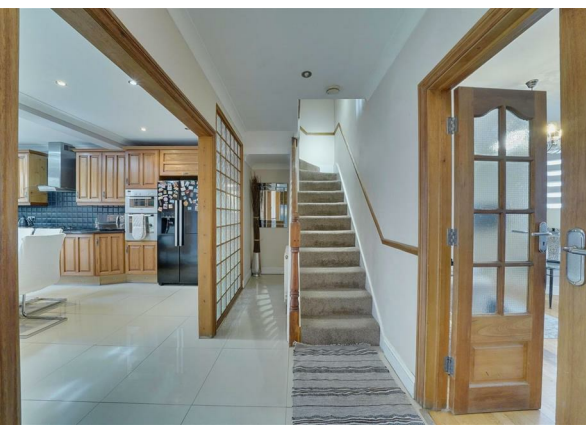


87 Roedean Avenue, Enfield, EN3 5QN
Asking price £650,000

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PINDROP PROPERTY



87 Roedean Avenue, Enfield, EN3 5QN

Asking price £650,000

Council Tax Band: C

Spacious Four/Five-Bedroom Family Home with Two-Bedroom Annex in Cul-De-Sac Location

Nestled in a quiet cul-de-sac, just moments from the vibrant high street and local amenities, this beautifully extended 1930s end-of-terrace home offers an exceptional amount of living space ideal for large families or investors alike.

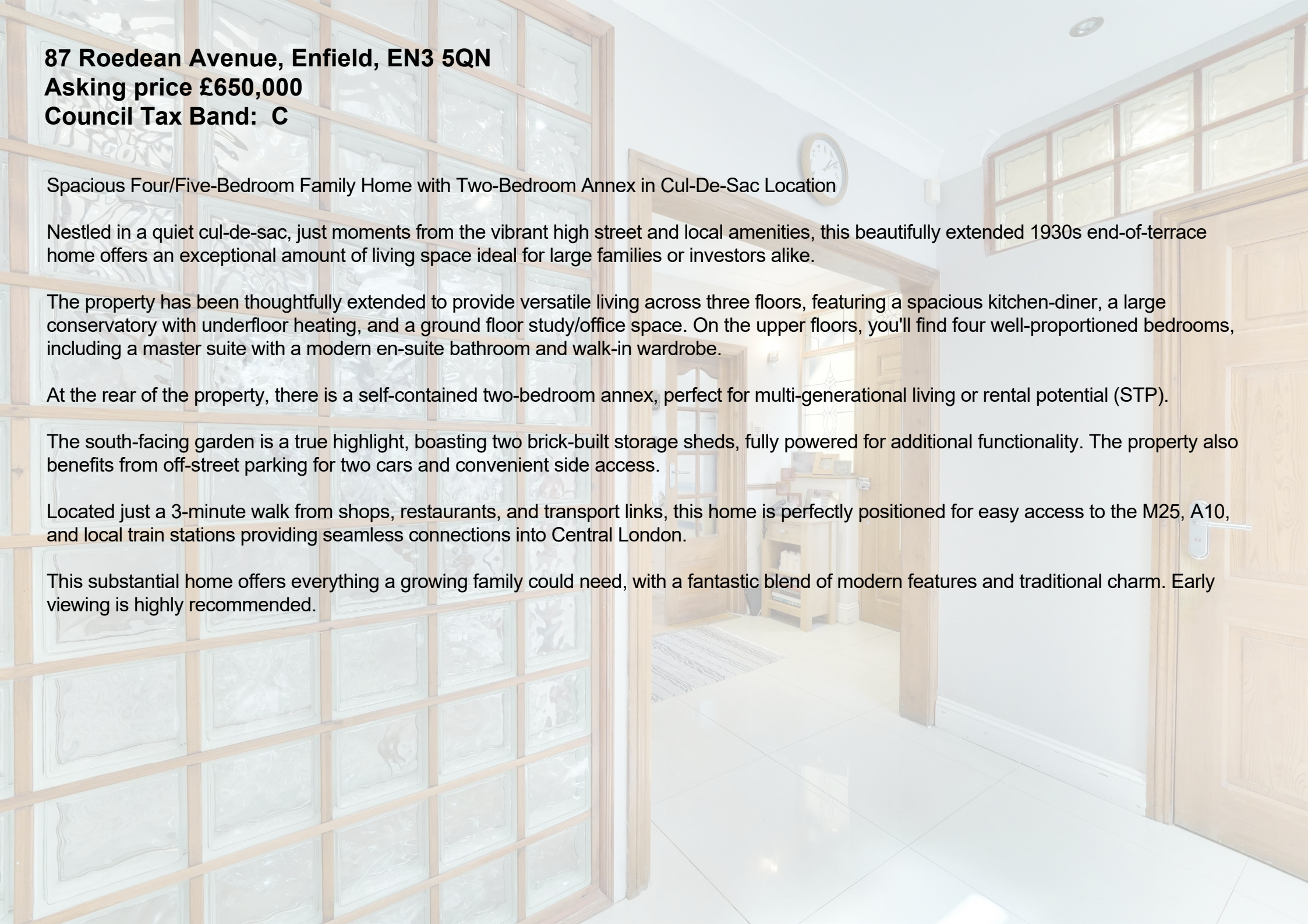
The property has been thoughtfully extended to provide versatile living across three floors, featuring a spacious kitchen-diner, a large conservatory with underfloor heating, and a ground floor study/office space. On the upper floors, you'll find four well-proportioned bedrooms, including a master suite with a modern en-suite bathroom and walk-in wardrobe.

At the rear of the property, there is a self-contained two-bedroom annex, perfect for multi-generational living or rental potential (STP).

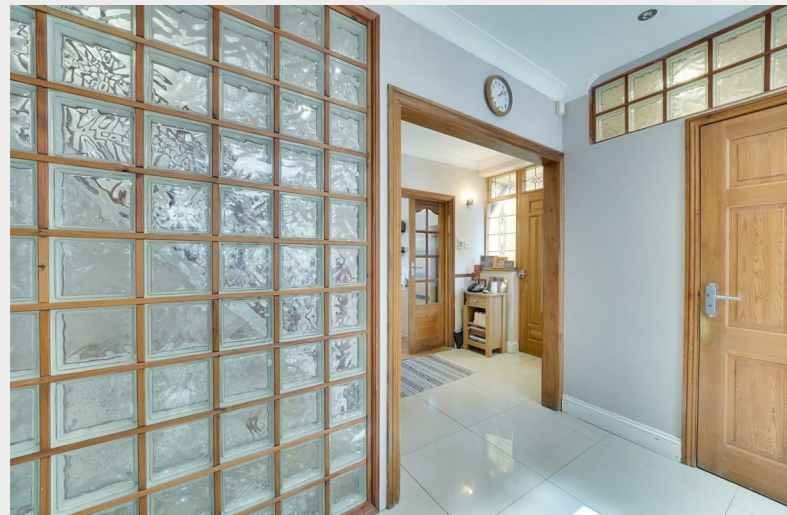
The south-facing garden is a true highlight, boasting two brick-built storage sheds, fully powered for additional functionality. The property also benefits from off-street parking for two cars and convenient side access.

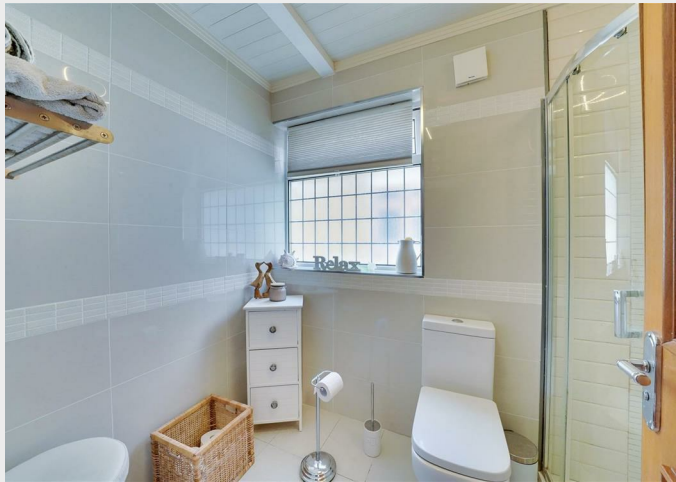
Located just a 3-minute walk from shops, restaurants, and transport links, this home is perfectly positioned for easy access to the M25, A10, and local train stations providing seamless connections into Central London.

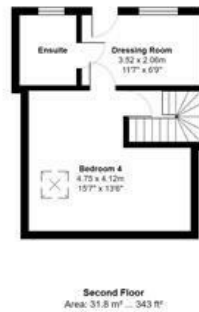
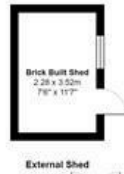
This substantial home offers everything a growing family could need, with a fantastic blend of modern features and traditional charm. Early viewing is highly recommended.









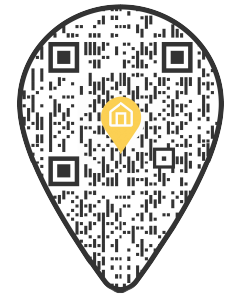


Total Area: 217.8 m² ... 2345 ft²
All measurements are approximate and for display purposes only



PINDROP PROPERTY

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		86
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC