



Waterfall Road, Arnos Grove, London, N11

Available

£899,995 (Freehold)





Tucked away on a desirable corner plot, this well-maintained three to four-bedroom semi-detached home offers versatile living space, a generous garden, and excellent access to transport links and local amenities

Set on a generous corner plot in a sought-after residential pocket of N11, this well-maintained and extended three to four-bedroom semi-detached home offers a great entertaining space, and further development potential (STPP). With a double garage, private garden, this is a fantastic opportunity for families or buyers needing space to grow.

Inside, a welcoming porch leads into the hallway, which retains a charming stained-glass door and offers access to a versatile ground-floor room, ideal as a study, utility, or fourth bedroom, alongside a fully tiled shower room with modern fittings. The spacious through lounge enjoys natural light from both ends, featuring a bay window to the front, original French doors to the rear, two fireplaces, coving, and wall lighting. The adjoining kitchen is well-equipped with integrated appliances, a Bosch oven and hob, and ample space for a large fridge-freezer, flowing nicely into a bright conservatory overlooking the garden.

Upstairs are three well-proportioned bedrooms, each with double-glazed windows and coving, while the main and second bedrooms benefit from built-in wardrobes. A stylish family bathroom is complemented by a separate WC, and there's additional storage via the airing cupboard and loft access.

The rear garden is a standout feature with gated side access, composite decking, a lush lawn, mature fruit trees (including fig and pear), and a built-in pizza oven. A garden office with power and heating provides a dedicated workspace, and the large double garage with an engineers pit, offers excellent functionality for those with hobbies or extra storage needs.

This home is also well-connected for commuters, with Arnos Grove (Piccadilly Line) and New Southgate (National Rail) stations both nearby, offering quick access into Central London. For families, there are several fantastic primary and schools, including Garfield Primary and Ashmole Academy.

Tenure: Freehold
Local Authority: Enfield
Council Tax Band: F

Additional Material Information/Certificate of Str

Please note, we have reviewed documentation to confirm that the ground floor extension to the left of the property, whilst under its previous ownership was professionally underpinned in 1992. Further work was completed in circa 2004 – 2005 and the property was monitored between June 2004 – August 2005 and found to be stable. The property was therefore issued with a Certificate of Structural Adequacy, which will be passed on, on completion.

Front Garden

Crazy paving, gated side access, mature shrub borders.

Porch

Hardwood door to front aspect, window to side aspect, spotlights, second door to:

Hallway

Hardwood door with original stained glass detail to front aspect, picture rail, radiator, under-stairs storage, stairs to first floor, doors to:

Utility/Study/Bedroom 4

Double glazed window to side aspect, radiator, range of units, worktop area with spaces for appliances, door to:

Ground Floor Shower Room

Double glazed opaque window to side aspect, spotlights, extractor fan, shaving point, fully tiled, heated radiator with built-in towel rail, low flush w/c, hand basin with mixer tap and storage under, corner shower unit

Through Lounge

Double glazed bay window to front aspect, original French doors to rear aspect, coving to ceiling, wall lights, radiator throughout, x2 decorative fireplaces

Kitchen

Double glazed window to side aspect, coving to ceiling, spotlights, matching range of wall and base units with work surfaces over, plumbed space for American fridge freezer, integrated Bosch electric oven, 4-ring electric hob, integrated extractor hood, integrated AEG dishwasher, 1½ Franke sink and drainer with mixer tap





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AND
CHASE

Conservatory

Doors and windows to rear and side aspect overlooking the garden, spotlights

First Floor Landing

Double glazed opaque window to side aspect, loft access, doors to remaining rooms

Bedroom 1

Double glazed bay window to front aspect, coving to ceiling, built-in wardrobes, radiator

Bedroom 2

Double glazed window to rear aspect, coving to ceiling, built-in wardrobes

Bedroom 3

Double glazed feature window to front aspect, coving to ceiling, spotlights, radiator

Bathroom

Double glazed opaque window to rear aspect, spotlights, fully tiled, built-in airing cupboard with Worcester Combi boiler, heated towel rail, pedestal hand basin with mixer tap, panel bath with mixer tap, shower screen and shower over

Separate W/C

Double glazed opaque window to side aspect, fully tiled, low flush w/c

Garden

Gated side access, composite decked area, mainly laid to lawn with mature borders, built-in pizza oven, established Pear & Fig trees, garden shed on concrete base, access to double garage

Garden Office

Sitting on concrete base with power, light and electric heating

Double Garage

Windows to front aspect, x2 up & over garage doors, concrete floor, engineers pit, power and light

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Consumer Protection from Unfair Trading Regulations









2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included. They may however be available by separate negotiation.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.





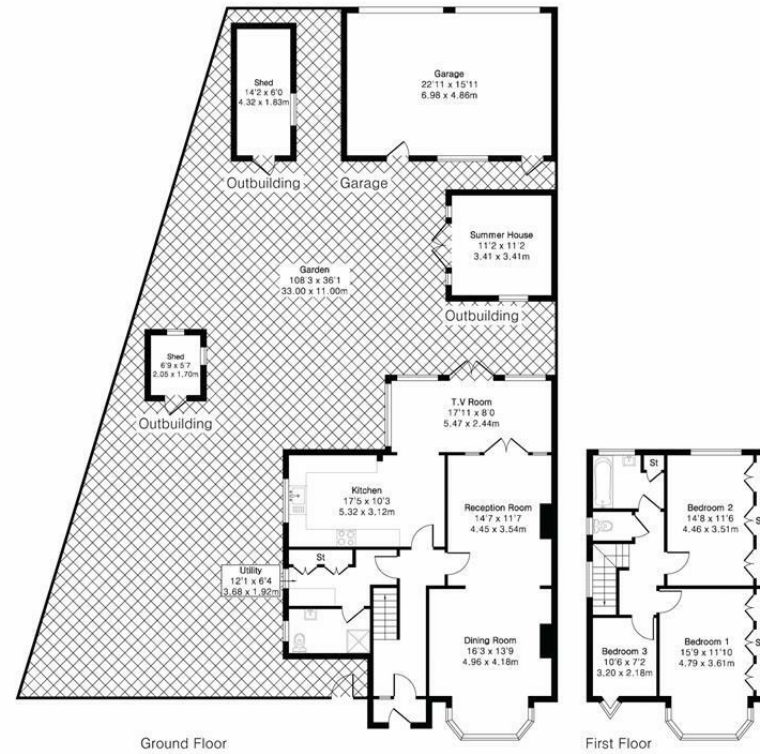
Approximate Gross Internal Area 2134 sq ft - 198 sq m

Ground Floor Area 948 sq ft - 88 sq m

First Floor Area 573 sq ft - 53 sq m

Garage Area 365 sq ft - 34 sq m

Outbuilding Area 248 sq ft - 23 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: F