



## CALSHOT WAY, EN2 7BQ



**£675,000 Freehold**

- CHAIN FREE
- CONSERVATORY
- DOWNSTAIRS CLOAKROOM
- ENSUITE TO MASTER
- GARDEN
- KITCHEN/DINER
- TWO RECEPTIONS
- THREE BEDROOMS
- FAMILY BATHROOM
- GARAGE AND OFF STREET PARKING



Property Details

Situated in the sought-after Calshot Way, Enfield, this versatile and well-presented townhouse offers an ideal blend of space, comfort, and convenience for modern family living. Upon entering, a spacious hallway provides a welcoming introduction to the home, leading to a shower room/WC for added practicality. The well-equipped kitchen/diner boasts a comprehensive range of wall and base units, creating an excellent space for cooking and dining. From here, the conservatory offers additional living space, perfect for relaxation or entertaining, while providing direct access to the practical rear garden. The first floor features a dining room at the rear, seamlessly leading into a bright and airy lounge overlooking the front.

On the second floor, the property boasts a generous master bedroom with an en-suite, alongside two further well-proportioned bedrooms and a family bathroom, ensuring ample accommodation for a growing family.

Externally, the paved frontage provides off-street parking for several vehicles, while also offering access to the garage, providing additional storage or parking options. This fantastic home is ideally positioned within easy reach of Enfield's excellent amenities. The property benefits from close proximity to highly regarded local schools, including Highlands School, Wren Academy Enfield, and Merryhills Primary School, making it an ideal choice for families.

For commuters, the property is well-served by Enfield Chase station, offering regular services into London Moorgate and King's Cross. Additionally, bus routes and road links, including the A10 and M25, provide excellent connectivity to surrounding areas and beyond. With its generous living space, excellent location, and convenient transport links, this townhouse offers an exceptional opportunity for families and professionals alike.



Approximate Gross Internal Area  
155.80 sq m / 1677.01 sq ft  
(Includes Garage)  
Garage Area 13.95 sq m / 150.15 sq ft

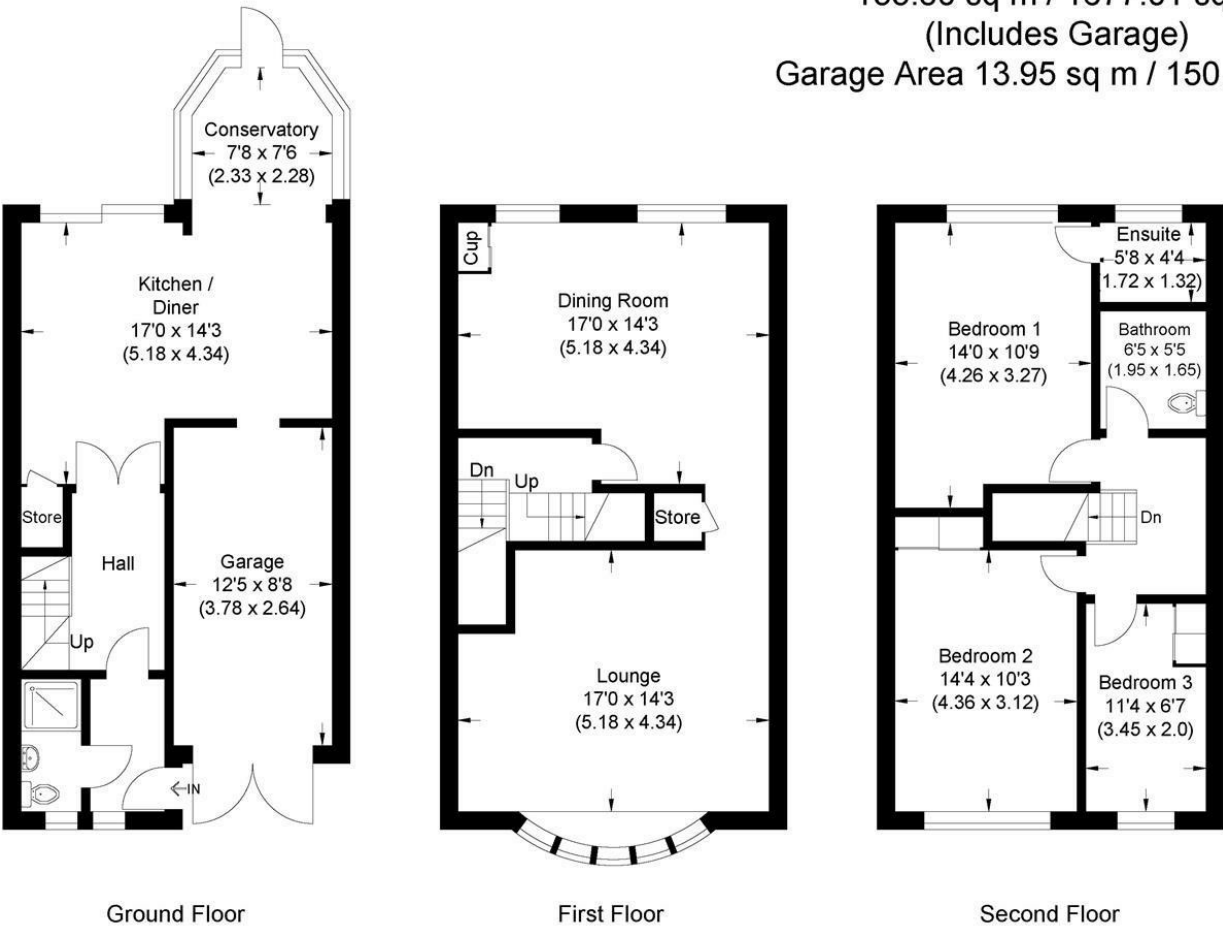


Illustration for identification purposes only, measurements are approximate, not to scale.

