



ELMER CLOSE, EN2 7EZ



£699,995 Freehold

- SEMI DETACHED HOUSE IN CUL DE SAC
- STYLISH BATHROOM
- MODERN FITTED KITCHEN
- GARAGE VIA SHARED DRIVEWAY
- CLOSE TO POPULAR PRIMARY AND SECONDARY SCHOOLS
- THREE BEDROOMS
- TWO CONNECTING RECEPTION ROOMS
- DRIVEWAY PROVIDING OFF STREET PARKING
- PRIVATE REAR GARDEN
- CLOSE TO ENFIELD CHASE RAIL AND OAKWOOD UNDERGROUND STATIONS

Property Details

Nestled in the tranquil cul-de-sac of Elmer Close, Enfield, this charming semi-detached house offers a perfect blend of comfort and convenience. With its proximity to esteemed educational institutions such as Merryhills, Grange Park Primary, and Highlands Secondary Schools, this property is ideal for families seeking a nurturing environment for their children.

Upon entering, you are greeted by a welcoming hallway that leads to two connecting reception rooms, providing ample space for relaxation and entertaining. The modern fitted kitchen is both functional and stylish, making meal preparation a delight.

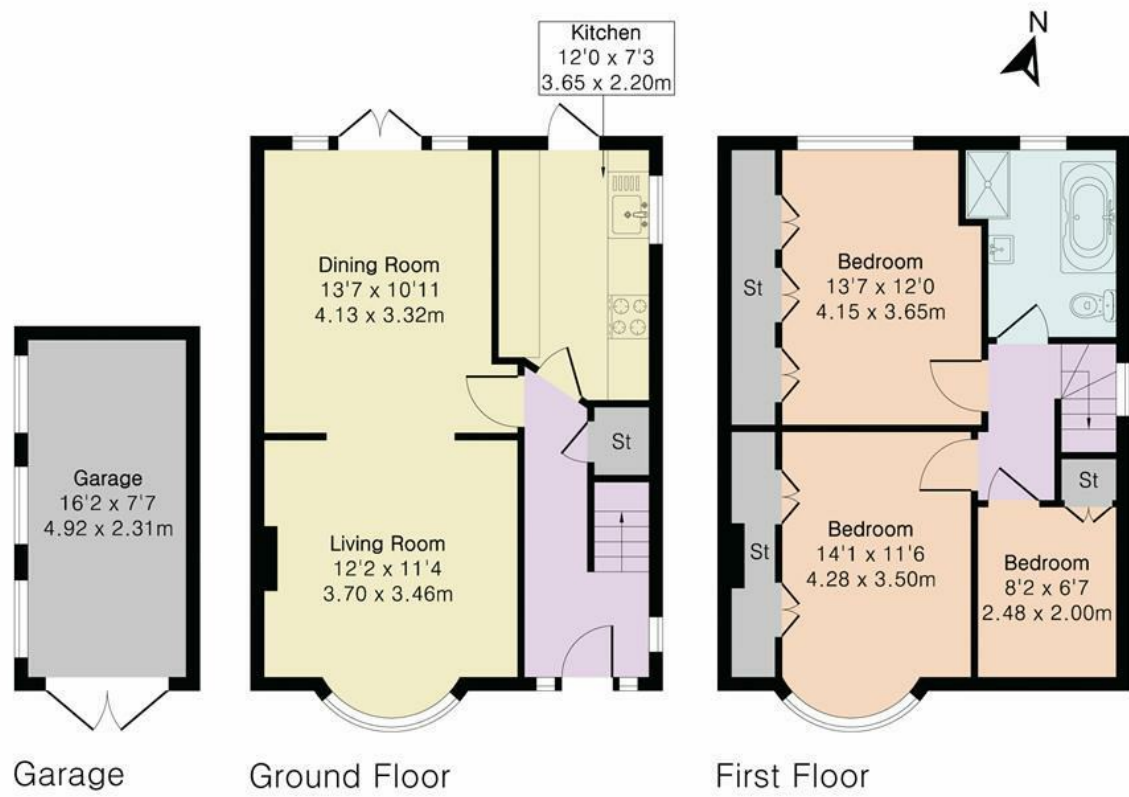
As you ascend to the first floor, you will find three well-proportioned bedrooms, each offering a peaceful retreat. The stylish bathroom is designed with contemporary fixtures, ensuring a refreshing experience. Furthermore, access to the loft provides additional storage options or the potential for future expansion subject to the necessary consents.

The exterior of the property is equally appealing, with a paved front garden that allows for off-street parking, complemented by a shared driveway leading to a garage. The rear garden is a delightful oasis, featuring a patio area perfect for al fresco dining, alongside a lawned space adorned with mature shrubs, creating a serene outdoor environment.

Conveniently located between Enfield Chase rail station and Oakwood underground station, this home offers excellent transport links for commuters. Additionally, the nearby open spaces of Trent Park provide opportunities for leisurely walks and outdoor activities. This property is a wonderful opportunity for those seeking a family home in a peaceful yet accessible location.



Approximate Gross Internal Area 948 sq ft - 88 sq m
Ground Floor Area 474 sq ft – 44 sq m
First Floor Area 474 sq ft – 44 sq m
Garage Area 122 sq ft – 11 sq m
(Excluding Garage)



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. 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 and no guarantee is given on the 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.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C	67	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

