



Burleigh Road | | Enfield | EN1 1NY

Asking Price £520,000





## Key features

- EXTENDED THREE BEDROOM TERRACED HOME - OFFERED CHAIN FREE
- BRIGHT & SPACIOUS LOUNGE-DINING ROOM WITH FEATURE FIREPLACE
- MODERN FITTED KITCHEN WITH AMPLE STORAGE
- GROUND FLOOR THREE PIECE BATHROOM SUITE
- EASY MAINTENANCE REAR GARDEN
- SHORT WALK FROM ENFIELD TOWN CENTRE & MAIN LINE STATION
- CLOSE TO MOTORWAY LINKS
- GREEN SPACES, SPORTS & LEISURE FACILITIES ARE CLOSE BY
- GOOD SCHOOL CATCHMENT
- WELL PRESENTED THROUGHOUT & FITTED WARDROBES TO PRIMARY BEDROOM

## Description

James Hayward are delighted to offer, this chain free, extended three-bedroom terraced house on Burleigh Road, Enfield, which provides a delightful blend of comfort and modern living. Spanning an impressive 856 square feet, the property features a spacious open plan lounge-dining room, perfect for both relaxation and entertaining. The room is enhanced by a lovely feature fireplace, creating a warm and inviting atmosphere.

The well-appointed kitchen is modern and fitted with all the essentials, providing ample space for culinary pursuits. Additionally, the ground floor boasts a convenient three-piece bathroom suite, ensuring practicality for family living.

Upstairs, you will find three generously sized bedrooms, each offering a peaceful retreat for rest and relaxation. The layout of the house is designed to maximise space and light, making it feel both airy and welcoming. In addition, this very appealing property is complemented by an easy to maintain rear garden.

Location wise, this house is conveniently situated a short walk from Enfield Town centre and main line station; motorway links, sports & leisure facilities, green spaces and schools for all ages are also within easy reach, making it a perfect choice for families and professionals alike.

Do not miss the opportunity to make this charming property your new home.

## Directions

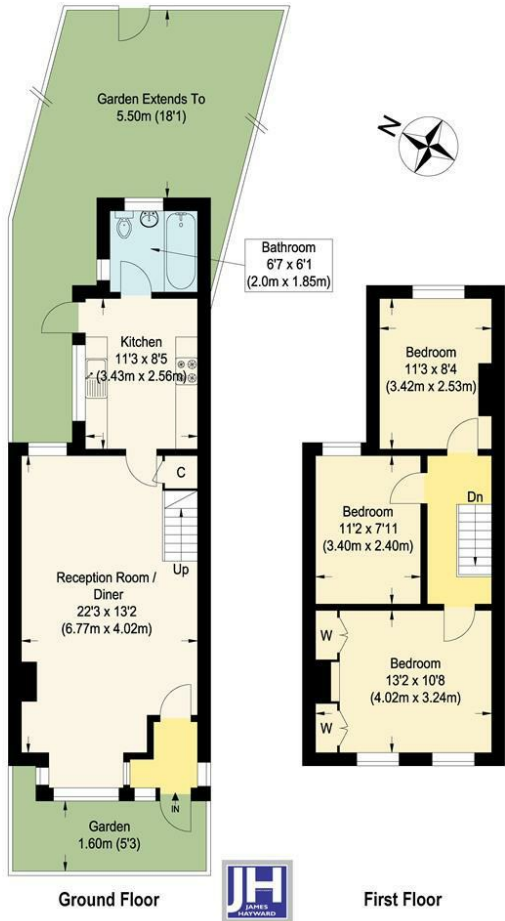




A delightful, well presented and extended three bedroom terraced home, offering bright & airy living accommodation throughout and complemented by an easy maintenance garden. There is a modern fitted kitchen, ground floor bathroom suite and lovely lounge-dining area with feature fireplace. Location wise, you are conveniently placed for shops, schools, leisure facilities, green space, transport & motorway links. An ideal family home or a great base for professionals looking for a vibrant community with great commuting facilities.



Floor plans



Burleigh Road, EN1

Approximate Gross Internal Floor Area : 79.50 sq m / 855.73 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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



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