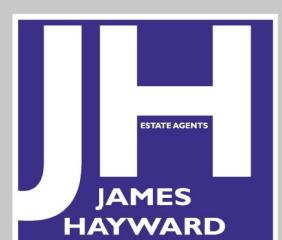




Morley Hill | Enfield | EN2 0BN

Asking Price £725,000



## Key features

- EXTENDED TUNNEL LINKED SEMI DETACHED HOME - CHAIN FREE
- FIVE GOOD SIZED BEDROOMS
- TWO RECEPTION ROOMS
- GENEROUS SIZED KITCHEN-DINING ROOM WITH BI-FOLD DOORS
- GUEST CLOAKROOM, FIRST FLOOR BATHROOM, SECOND FLOOR SHOWER ROOM
- WITHIN EASY REACH OF LOCAL AMENITIES & ENFIELD TOWN
- GOOD SCHOOL CATCHMENT & CLOSE TO SPORTS & LEISURE FACILITIES
- TRANSPORT & MOTORWAY LINKS CLOSE BY
- RECENTLY REFURBISHED THROUGHOUT

## Description

James Hayward are delighted to offer, in the charming area of Morley Hill, Enfield, a chain free, recently refurbished, extended five-bedroom tunnel-linked semi-detached house, which offers a perfect blend of space and modern living. Spanning an impressive 1,463 square feet, the property boasts two well-appointed reception rooms, providing ample space for both relaxation and entertaining.

The heart of the home is undoubtedly the spacious kitchen-dining room, which features bi-fold doors that seamlessly connect the indoor space with the southerly facing garden. This good sized outdoor area is perfect for enjoying sunny days and hosting gatherings with family and friends and offers a blank canvas for cultivation.

The ground floor boasts a guest cloakroom, the first floor is home to a well-designed bathroom and there is also a shower room on the upper floor, ensuring convenience for the entire household.

With five generously sized bedrooms, this property is ideal for families or those seeking extra space for guests or a home office.

Built in 1900, the house retains a sense of character while offering modern comforts. Its location is particularly advantageous, as it is within easy reach of a variety of local amenities and excellent transport links, making commuting and daily errands a breeze; the area also offers some highly regarded schools and plenty of green spaces.

This property presents a wonderful opportunity for those looking to settle in a vibrant community while enjoying the comforts of a spacious family home. Don't miss the chance to make this charming residence your own.



## Directions



A beautifully refurbished, extended 5 bedroom, tunnel linked semi-detached home, offered chain free and ideally situated within easy reach of local amenities, transport/motorway links, schools, sports and leisure facilities. The property provides ample space for family guests and working from home if required. The property has guest cloakroom, first floor bathroom & second floor shower room ensuring convenience for all. This lovely property is also complemented by a southerly facing garden and bifold doors connecting inside to the outside, perfect for those future gatherings.



## Floor plans



### Morley Hill, EN2

Approximate Gross Internal Floor Area : 135.90 sq m / 1462.81 sq ft

(Excluding Loft Storage)

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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