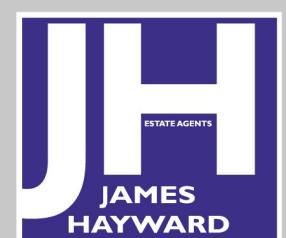




Canonbury Road | | Enfield | EN1 3LW

Asking Price £525,000



## Key features

- BAY FRONTED CHARACTER TERRACED HOME
- TWO GOOD SIZED BEDROOMS & OFFICE SPACE
- TWO WELL PRESENTED RECEPTION ROOMS
- MODERN FITTED KITCHEN
- FIRST FLOOR BATHROOM SUITE
- SOUTH FACING, EASY MAINTENANCE GARDEN
- ORIGINAL FEATURES & FIREPLACES THROUGHOUT
- RECENTLY FITTED DOUBLE GLAZED SASH WINDOWS
- WALKING DISTANCE FROM LOCAL SHOPS & ENFIELD TOWN CENTRE
- CLOSE TO GORDON HILL MAIN LINE STATION AND MOTORWAY LINKS INC A10 & M25

## Description

Nestled on the charming Canonbury Road in Enfield, this delightful two-bedroom Victorian terraced house, offers a perfect blend of character and modern living. The property boasts a striking bay front, original features and fireplaces throughout, plus recently installed double glazed sash windows, enhancing its appeal and inviting you into a warm and welcoming atmosphere.

Upon entering, you will find two spacious reception rooms, ideal for both relaxation and entertaining guests. The modern fitted kitchen is a highlight, providing a stylish and functional space for culinary enthusiasts. Additionally, there is a first floor bathroom and a smaller room that can easily serve as an office space, catering to the needs of today's lifestyle.

The south-facing garden is a true gem, designed for easy maintenance, allowing you to enjoy outdoor living without the hassle of extensive upkeep. This outdoor space is perfect for soaking up the sun or hosting summer gatherings.

With its characterful features and practical layout, this home is perfect for families or professionals seeking a comfortable and convenient living environment. Canonbury Road is well-positioned, offering easy access to local amenities, schools for all ages and transport/motorway links, making it an ideal choice for those looking to settle in a vibrant community.

This property is a wonderful opportunity to own a charming home in a sought-after location. Don't miss your chance to make it your own.

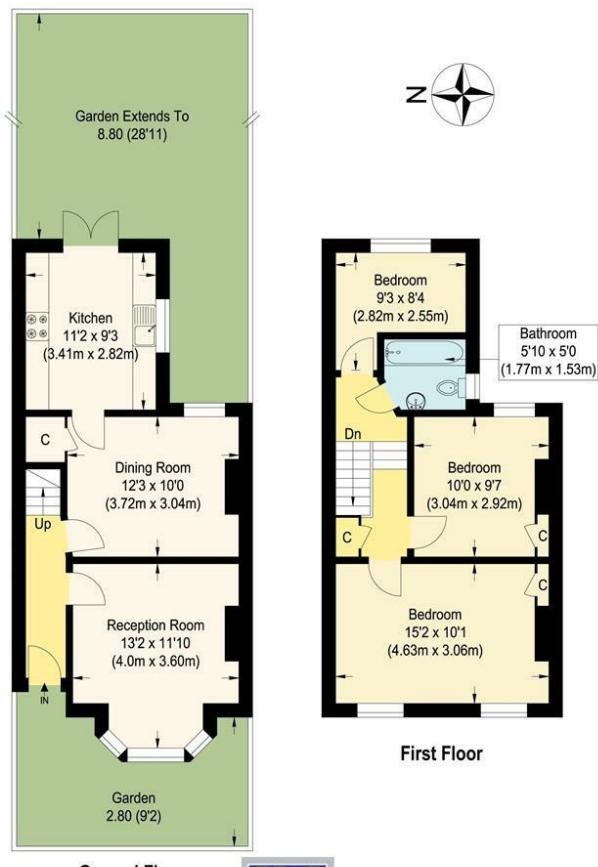


## Directions

A well-presented two bedroom character home, with many original features and fireplaces throughout. This delightful property boasts two reception rooms, modern fitted kitchen, first floor bathroom and additional room which can be utilised as office space, all complemented by an easy maintenance south facing garden. Location wise, this area does not disappoint as you are walking distance from an abundance of local every day amenities in Lancaster Road, schools, transport & motorway links (A10 & M25) the historic Forty Hall Estate and Hilly Fields green space. Enfield Town centre is also nearby.



## Floor plans



### Canonbury Road, EN1

Approximate Gross Internal Floor Area : 78.80 sq m / 848.19 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	68	80
(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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