



Canford Close, Enfield, EN2 8QN

welcome to
Canford Close, Enfield

Offered to the market with no onward chain, beautifully presented and very appealing four bedroom townhouse, ideally situated within short walking distance to Enfield Chase Railway Station, with fast links to London's Kings Cross, Moorgate and beyond. The accommodation is bright and spacious, comprising four well proportioned bedrooms that are serviced by two luxuriously appointed bath/shower rooms. The contemporary style, modern and open plan kitchen/breakfast room will appeal to families that are looking to move to the area, with well reputed schools such as the Enfield Grammar, Wren Academy and Highlands Schools within easy reach. The well tended and secluded rear garden is a particularly attractive feature, with a westerly elevation, so in sunshine throughout virtually the entire day. This desirable property combines luxury, privacy and a convenient access to city life.



Elegant Spacious Entrance Hall

Wood laminate flooring, open planned to Sitting Room.

Cloakroom / WC

Low flush WC, bracket wash hand basin, laminate floor, radiator.

Sitting Room

15' 4" x 8' 2" (4.67m x 2.49m)

Fitted carpet, radiator, range of built-in storage cupboards.

Kitchen / Dining Room

15' 3" x 14' 5" (4.65m x 4.39m)

Beautifully fitted in modern units, comprising base units with worksurfaces, inset gas hob with fume extractor hood over, built-in double oven and microwave, one and half bowl stainless steel sink unit, integrated dishwasher, washing machine, freezer and fridge, laminate floor, radiator, cupboard housing wall mounted gas central heating boiler.

First Floor

Landing

Laminate floor, radiator, airing cupboard housing lagged copper cylinder hot water tank with immersion heater.

Lounge

15' 3" x 14' (4.65m x 4.27m)

Fitted carpet, radiator, attractive bay window.

Bedroom Four

11' 1" x 10' 2" (3.38m x 3.10m)

Fitted carpet, radiator.

Bathroom / WC

Panelled bath, vanity wash hand basin with cupboard under, low flush WC (white suite), ceramic tiled floor and walls, heated towel rail.

Second Floor

Landing

Laminate floor, access to loft.

Master Bedroom

15' 4" x 14' 1" (4.67m x 4.29m)

Fitted carpet, radiator, range of built-in wardrobe cupboards and dressing table.

En-Suite Shower Room / WC

Shower cubicle, pedestal wash hand basin, low flush WC (white suite), ceramic tiled floor, heated towel rail, fully tiled walls.

Bedroom Two

14' 6" x 8' 4" (4.42m x 2.54m)

Fitted carpet, radiator, built-in wardrobe cupboard and storage cupboard.

Bedroom Three

11' 7" x 6' 8" (3.53m x 2.03m)

Fitted carpet, radiator.

Outside

Front Garden

Provides off-street parking for 2 cars.

Rear Garden

Approximately 60' of west facing rear garden, brick paved patio, artificial lawn, flower and shrub borders, side pedestrian access, full width summerhouse/shed, delightful secluded outlook.





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welcome to

Canford Close, Enfield

- Four Good Sized Bedrooms
- Two Reception Rooms
- En-Suite to Master Bedroom
- Open Plan Kitchen/Diner
- 60' West Facing Garden

Tenure: Freehold EPC Rating: C

£750,000



Please note the marker reflects the postcode not the actual property

Canford Close, Enfield, EN2

Approximate Area = 1428 sq ft / 132.6 sq m
Outbuilding = 114 sq ft / 10.5 sq m
Total = 1542 sq ft / 143.1 sq m
For identification only - Not to scale



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Property Ref:
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