



Sketty Road, Enfield, EN1 3SG

welcome to
Sketty Road, Enfield

A charming and deceptively spacious three bedroom house backing onto and with views over parkland in this quiet popular road, within level walking distance of Enfield Town multiple shopping centre and Enfield Town Rail Station (Liverpool Street Line). Good schools including the popular George Spicer Junior School are close at hand.

The well presented property features:-



Entrance Hall

Fitted carpet, dado rail, radiator.

Lounge / Dining Room

23' 8" x 12' max (7.21m x 3.66m max)

Fitted carpet, two radiators, tiled fireplace with inset gas coal living flame fire (not tested), picture and dado rails, understairs storage cupboard.

Kitchen

12' 6" x 8' (3.81m x 2.44m)

Comprehensively fitted comprising base units with worktops, inset one and half bowl stainless steel sink unit, matching wall cabinets, inset gas hob unit, built-in double oven, recess with fridge-freezer, plumbing for dishwasher, wall mounted combination gas central heating boiler, vinyl floor.

Lobby

Plumbing for washing machine, door to garden.

Bathroom / WC

Panelled bath, mixer taps and shower attachment, shower curtain and rail, pedestal wash hand basin, low flush WC, bidet (white suite), vinyl floor.

First Floor

Landing

Spacious landing, fitted carpet, large built-in storage cupboard, access to loft.

Bedroom One

15' x 11' 3" (4.57m x 3.43m)

Fitted carpet, radiator, range of built-in wardrobe cupboards, picture rail.

Bedroom Two

12' 2" x 9' 3" (3.71m x 2.82m)

Fitted carpet, radiator, bracket wash hand basin, picture rail.

Bedroom Three

9' x 7' 10" (2.74m x 2.39m)

Fitted carpet, radiator, picture rail, views over park.

Separate WC

Low flush WC, bracket wash hand basin, fitted carpet, half tiled walls.

Outside

Rear Garden

Easily maintained attractive rear garden, mainly laid to lawn with patio, timber shed, rear pedestrian access, backing onto park and allotments.

Agents Note

The property is subject to receipt of Grant of Probate. Please contact the branch for further information and an update on timescales.



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welcome to

Sketty Road, Enfield

- Three Spacious Bedrooms
- No Chain
- Views Over Park
- Large Attractive Lounge / Dining Room
- Double Glazed Windows

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in the region of

£500,000



Please
note the
marker
reflects
the
postcode
not the
actual
property

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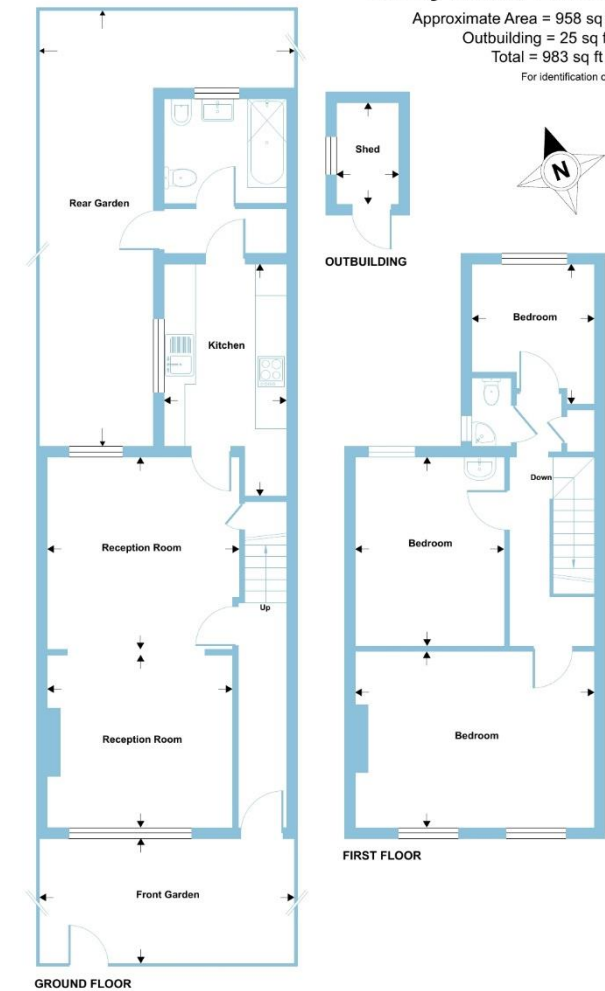
Property Ref:
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Approximate Area = 958 sq ft / 89 sq m
Outbuilding = 25 sq ft / 2.3 sq m
Total = 983 sq ft / 91.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2025. Produced for Barnard Marcus. REF: 1332651

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