



 **3**  
Bedrooms

 **2**  
Bathrooms







Addison Townsend are delighted to offer for sale this stunning three bedroom end terraced, 1960's built, house in this quiet, sought after residential road. The property has been beautifully extended and refurbished to a very high standard throughout. Located within easy walking distance of Enfield Town centre and both Gordon Hill and Enfield Chase Rail Stations (Moorgate Line). Good schools are also close at hand. The property offers open plan living accommodation to the ground floor that flows beautifully, the through lounge is open to the rear extension and also accessed to the beautiful fitted kitchen. A utility room/guest W.C completes the ground floor. The first floor offers three well proportioned bedrooms and a delightful modern family bathroom. Externally the property benefits from a West facing rear garden with large decked area, a self contained guest suite/annexe to the rear with en-suite shower room and garage accessed via a rear service road. The front offers a large driveway and laid to lawn. The property also offers further potential for extension subject to planning permission.

The sellers note:

We've absolutely loved living in this house. We moved from Zone 3 in 2015 as we were looking for a house that we could renovate into a family home. We now have 3 children and, although very different, the house still has the same warmth and feel. Works include a full re-wire/re-plastering, new radiators/windows/kitchen/bathroom, driveway, downstairs WC/utility extension and garden transformation with tiered composite decking. We demolished and rebuilt the garage, adding a garden room with bathroom. This multi-functional space allows family to stay and working from home. We love how happy our children are here. Our toddler can play safely in the garden and you can fit a single bed and wardrobe into the 3rd bedroom. We are perfectly located for highly regarded primary and secondary schools and within short walking distance to well-connected train stations, parks, little Waitrose and the Enfield Town shops. The street itself is so quiet, you hardly feel like you're in London. We were new to Enfield when we moved here and now can't believe our luck - it's a fabulous area to raise a family in. We hope you love it as much as we do - come and view it!

#### **Entrance Porch**

Double glazed with tiled floor.

#### **Entrance Hall**

Engineered oak flooring, modern radiator.

#### **Through Lounge**

Engineered oak flooring, two modern radiators, understairs storage cupboard.

#### **Kitchen/Dining Room**

Engineered oak flooring, modern radiator, two sets of sliding double glazed patio doors to garden, beautifully fitted in modern kitchen units, comprising base units with solid wood worktops, matching wall cabinets, inset one and half bowl stainless steel sink unit, inset ceramic hob with fume extractor hood over, built-in oven, integrated dishwasher.

#### **Utility Room**

Stainless steel sink unit, plumbing for washing machine, low flush WC, underfloor heating.

#### **Landing**

Stripped floor, radiator, airing cupboard housing lagged copper cylinder hot water tank.

#### **Bedroom 1**

Stripped wood floor, radiator.

#### **Bedroom 2**

Stripped wood floor, radiator.

#### **Bedroom 3**

Stripped wood floor, radiator.

### **Bathroom**

Panelled bath, separate shower control, shower screen, vanity wash hand basin with cupboards under, low flush WC, ceramic tiled floor, part tiled walls, heated towel rail.

### **Front Garden**

Off-street parking for two cars, wide side pedestrian access to rear garden, laid to lawn

### **Rear Garden**

Wide west facing rear garden, laid to lawn with two decked patios, wide side access.

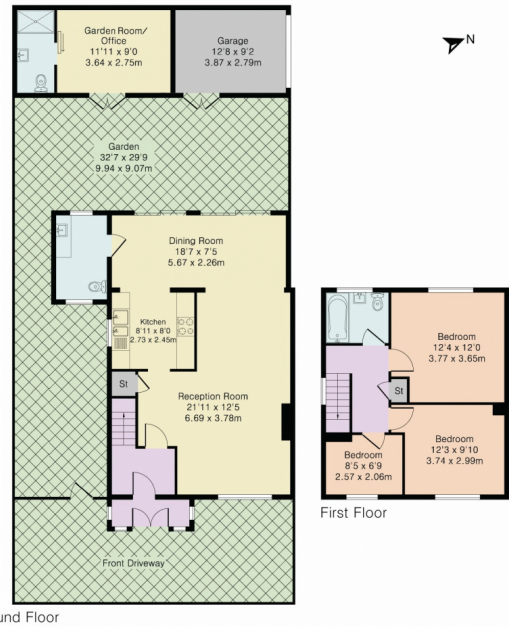
### **Office/Garden Annexe**

Double glazed French windows, radiator. En-Suite Shower Room with; shower cubicle, low flush WC, pedestal wash hand basin.

### **Workshop/Garage**

Up and over door. The workshop/garage is accessed via a vehicular driveway from Abbots Crescent.

Approximate Gross Internal Area 1422 sq ft - 132 sq m  
Ground Floor Area 681 sq ft – 63 sq m  
First Floor Area 437 sq ft – 41 sq m  
Outbuilding Area 304 sq ft – 28 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		85
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Address: 61 Monks Road, EN2

