

Burleigh Road, Enfield, EN1 1NY



Offers In Excess Of £500,000

Nestled in a desirable neighborhood, this delightful Victorian terrace house offers a perfect blend of classic charm and modern convenience. Step into a welcoming home boasting a spacious through lounge, providing a versatile living space that is both inviting and functional. The fitted kitchen is a stylish focal point, offering a contemporary cooking space with ample storage and preparation areas. Ideal for culinary enthusiasts, it seamlessly combines form and function. Upstairs, the property features three sizeable bedrooms, each offering a cozy retreat for rest and relaxation and family bathroom. Furthermore the property also has an approximate 30ft rear garden. For those with an eye on the future, there is significant potential for expansion, subject to obtaining the necessary planning permissions. This opens up exciting possibilities for creating additional living space, ensuring that the property can adapt to the changing needs of its residents.

Through Lounge

14'63 x 13'07 (4.27m x 4.14m)

Double glazed bay window to the front aspect, Double glazed window to the rear aspect, Coved ceiling, Dado rail, Single and double radiator, Laminate flooring, Feature wrought iron gas fireplace, Wooden over mantle, TV aerial point, Power points, Under stairs storage cupboard

Kitchen

11'06 x 8'23 (3.51m x 2.44m)

Double glazed window to the rear aspect, Single radiator, Lino flooring, Tiled splash backs, A range of base and wall units with wooden work surfaces, Integrated cooker with electric oven, Gas hob, Integrated chimney style extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Integrated dishwasher, Spotlights, Power points, Double glazed door leading to the garden

First Floor Landing

Loft access, Carpeted flooring

Bathroom

7'71 x 4'39 (2.13m x 1.22m)

Heated towel rail, Tiled flooring, Extractor fan, Panel enclosed bath with mixer tap and water fall shower, Wash basin with mixer tap and vanity unit underneath, Low level WC, Partly tiled walls, Spotlights

Bedroom 1

13'04 x 10'36 (4.06m x 3.05m)

Double glazed sash window to the front aspect, Coved ceiling, Dado rail, Double radiator, Carpeted flooring, Power points

Bedroom 2

11'15 x 8'32 (3.35m x 2.44m)

Double glazed sash window to the rear aspect, Double radiator, Carpeted flooring, Power points

Bedroom 3

7'69 x 6'59 (2.13m x 1.83m)

Double glazed sash window to the rear aspect, Double radiator, Carpeted flooring, Phone point, Power points

Garden

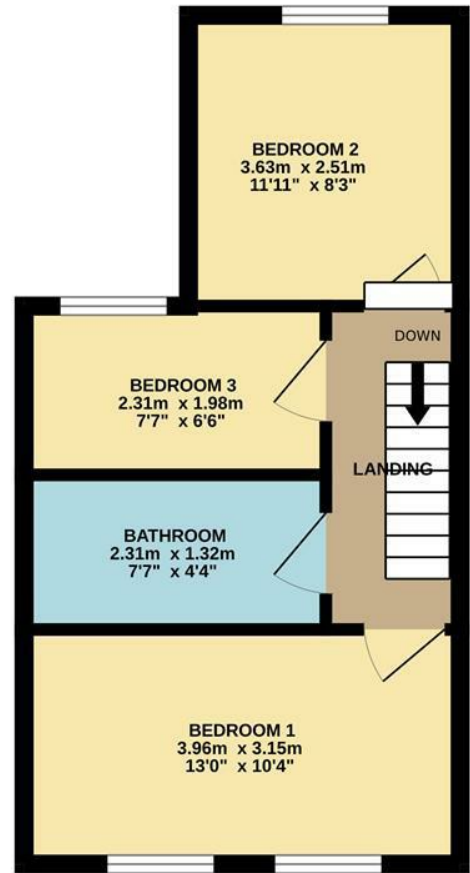
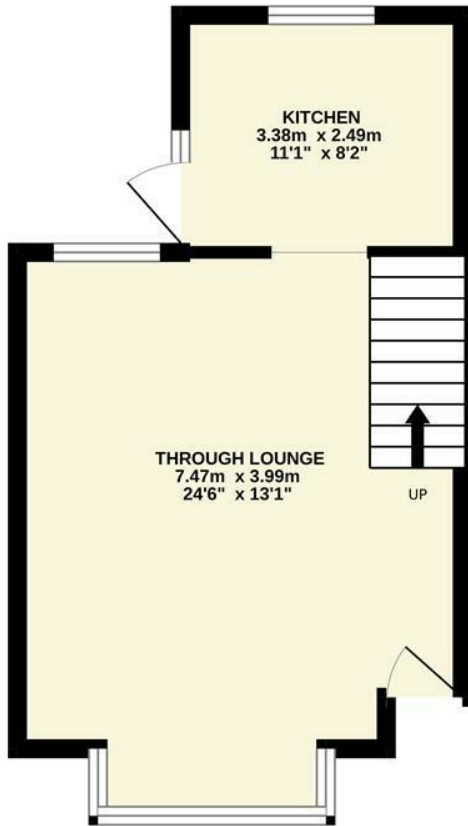
approx 30' (approx 9.14m)

Rear access, Wooden decking, Lean to area, Outside security light



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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