



Clive Road, EN1 1RE
Enfield





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Discover timeless allure in this charming 4 bedroom Victorian house, where period charm seamlessly merges with contemporary comforts. Spanning approximately 106 sqm, this residence invites you into a world of sophisticated living. From the moment you step inside, you'll be captivated by the character, space, and thoughtful design of this residence. The heart of the home is the expansive living/dining room, measuring approximately 24ft, offering a versatile space for both entertaining and everyday living. The fitted kitchen complements the character of the house while providing modern amenities for culinary enthusiasts. For moments of tranquility, a peaceful snug awaits, offering a cozy retreat ideal for reading and relaxation. Ascending to the first floor, a modern bathroom awaits, along with three sizeable bedrooms. The master bedroom is to the second floor which boasts an en-suite. Step outside to the approximate 60ft rear garden, an oasis for outdoor enjoyment.

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Offers In Excess Of £550,000



- A Charming Four Bedroom Victorian Terrace House
- Boasts Character with Period Features Throughout

- An Approximate 60ft Rear Garden

- Easy Access to the A10/M25/A406 Offering Good Road Links to Surrounding Areas

- Walking Distance to Local Shops and Amenities

Hallway

wood flooring, stairs to first floor landing, radiator, coved to ceiling

Lounge/Dining Room 24'10 x 14' (7.57m x 4.27m)

wooden flooring, two radiators, understair storage space, windows to rear & front, coved to ceiling, ceiling roses, TV aerial point, phone point, power points, smoke alarm, fought iron feature fireplace, wooden mantle

Kitchen 10'6 x 7'8 (3.20m x 2.34m)

splash back tiles walls, tiled flooring, integrated oven with hob, integrated extractor fan, wall & base units, plumbing for washing machine, space for fridge & freezer, integrated dishwasher, sink with mixer taps, windows at the rear, ceiling spotlights, power points, door leading to snug room

Snug 14'0 x 5'11 (4.27m x 1.80m)

tiled flooring, radiator, door leading to garden, two radiators, fitted storage cupboard, power points

First Floor Landing

wood flooring, coving to ceiling, stairs leading to second floor

Bedroom 2 13'11 x 11'3 (4.24m x 3.43m)

carpeted flooring, two radiators, windows to the front, coving to ceiling, built in wardrobe

Bedroom 3 10'7 x 7'8 (3.23m x 2.34m)

carpeted flooring, built in storage cupboard, coving to ceiling, windows to the rear, smoke alarm, TV point, power point

Bathroom

carpeted flooring, bath with electrically controlled shower attachment, hand basin, low level w.c,

- Accommodating Living/Dining Room
- First Floor Family Bathroom and En-Suite Bathroom to The Master Bedroom
- Within Close Proximity of Local Transport Links Including Bush Hill Park Station(0.4 miles) and Southbury Station(0.4 miles)
- Within Catchment Area of Sought After Schools Including Bush Hill Park Primary School and George Spicer Primary School
- Ideal Family Home

Second Floor Landing

wood flooring, skylight, smoke alarm

Bedroom 1 15'4 x 12'6 (4.67m x 3.81m)

wood flooring, radiator & double glazed windows to the rear

En-Suite

Bath with mixer tap & shower attachment, hand basin, low level w.c., wood flooring, towel radiator, double glazed windows to the rear, built in storage cupboard

Garden 60' (18.29m)

East facing, mainly laid to lawn with plants & shrubbery , patio to the front & rear, shed, outside water tap, security light



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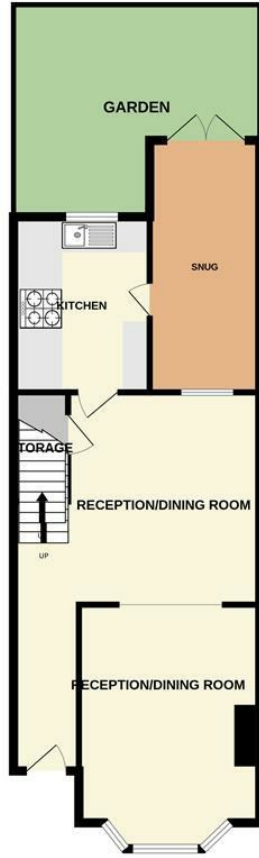
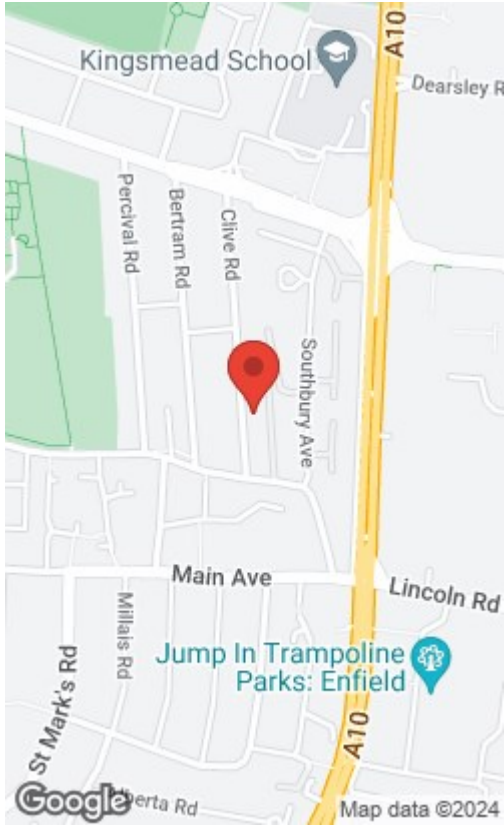
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	79	41

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
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(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

GROUND FLOOR

1ST FLOOR

2ND 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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25 Silver Street, Enfield Town, Middlesex,
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

