



FOR SALE
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020 8364 4118

Parsonage Lane, EN2 0AQ
Enfield

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Kings Group - Enfield Town is excited to present this CHAIN FREE and beautifully extended three-bedroom semi-detached house, offering the perfect blend of convenience, space, and style, an ideal family home!

The family home is a short walk from Gordon Hill Mainline Station, providing swift connections to London Moorgate. Families will appreciate the property's location within the catchment areas of some of Enfield's most highly regarded schools, including Enfield Grammar and St George's Catholic Primary School.

You'll love the bright and spacious living areas, featuring a welcoming reception room, a separate dining room, and a stunning extended kitchen with modern fittings. The ground floor is complete with the added convenience of a stylish shower room.

Upstairs, you'll find three generously sized bedrooms, offering ample space for a growing family, along with a sleek and modern family.

Step outside and discover the approx. 73ft rear garden.

Offers In Excess Of £675,000



- Semi-Detached Three Bedroom House
- Approx 73ft Rear Garden
- Downstairs Shower Room & Upstairs Family Bathroom

- Front Driveway
- Located 0.6 Miles From Gordon Hill Railway Station

Front Driveway/Garden 26'7 x 23'2 (8.10m x 7.06m)

Reception Room 14'1 x 11'4 (4.29m x 3.45m)

Dining Room 13'4 x 10'6 (4.06m x 3.20m)

Downstairs Bathroom

Kitchen 20'6 x 16'6 (6.25m x 5.03m)

Rear Garden 73'3 x 23'5 (22.33m x 7.14m)

Bedroom 1 15'4 x 11'5 (4.67m x 3.48m)

Bedroom 2 11'4 x 10'7 (3.45m x 3.23m)

Bedroom 3 9'2 x 6'5 (2.79m x 1.96m)

Family Bathroom

- Chain Free
- Extended Fitted Kitchen with Skylight
- Within Catchment of Sought After Local Schools Including Enfield Grammar And St George's Catholic Primary
- Easy Access To Local Shops & Amenities
- Approximate 1255.07 Sq. ft of Living Space



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Living
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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Parsonage Lane
 Approximate Gross Internal Floor Area : 116.60 sq m / 1255.07 sq ft
 (Excluding Shed)
 Shed Area : 21.10 sq m / 227.11 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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