



Clifton Gardens, EN2 7PJ
Enfield





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KINGS GROUP offer to the market nestled in one of the most desirable turnings in the area, this delightful 3-bedroom DETACHED house is a rare addition to the market. Offering a fantastic opportunity to own a property in a prime location, this home boasts both charm and potential, making it an ideal choice for families or those seeking a project with room to grow.

On the ground floor, the property features a spacious through lounge. The fitted kitchen includes a separate breakfast area, ideal for casual dining. Additionally, the ground floor benefits from a convenient WC. The property also offers excellent potential for further development (subject to planning permission), allowing you to create the home of your dreams.

Upstairs, you'll find three generously sized bedrooms. The family bathroom is complemented by a separate WC, offering practicality for family living.

Externally, the property enjoys off-street parking for multiple vehicles, along with the added benefit of a garage, providing excellent storage and additional convenience.

Offered with no onward chain, this property is ready to move into, while still offering plenty of scope to add your own touch. The location is second to none, with local shops, excellent schools, and transport links all within a half-mile you'll be just a short walk from the train station, offering easy access to central London.

Don't miss out on this exceptional opportunity – contact us today to arrange a viewing!

Offers In Excess Of £775,000



- A Rare Addition to the Market
- Garage & Off Street Parking
- Ground Floor WC
- Close Proximity to all Local Shops & Amenities
- Offered Chain Free

- Three Bedroom Detached House
- Potential For Further Development Subject to Planning
- First Floor Bathroom
- Close Proximity to Oakwood Train Station
- Double Glazed & Gas Central Heated



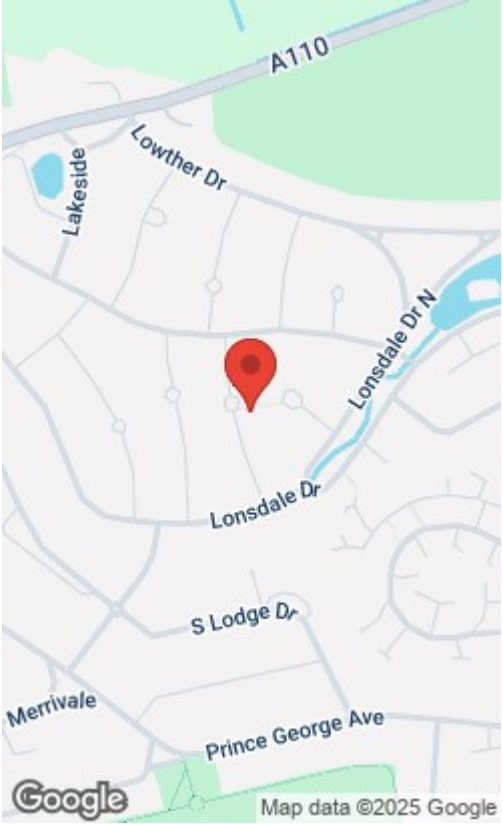




kings
GROUP



Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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		
(29-38) F			(29-38) F		
(1-28) G			(1-28) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Clifton Gardens

Approximate Gross Internal Floor Area : 90.90 sq m / 978.43 sq ft
(Excluding Garage)

Garage Area : 17.70 sq m / 190.52 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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