



Linden Gardens, EN1 4DZ  
Enfield





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## Linden Gardens, EN1 4DZ

This well-presented, extended 3-bedroom 1930s semi-detached house offers a fantastic opportunity for family living. Located in a desirable area, the property features off-street parking and a garage to the side aspect, providing ample storage space. The spacious through lounge is currently being used as both a living and dining room, making it perfect for family life. The modern fitted kitchen boasts integrated appliances, while the adjacent utility room offers additional convenience. A downstairs WC completes the ground floor. Upstairs, you'll find a well-appointed family bathroom and three generously sized bedrooms. Outside, the approximately 50ft rear garden provides a great space for outdoor activities and family enjoyment. With potential for further expansion, subject to planning permission, this property offers long-term flexibility. Perfect for families, this home is a true gem, combining charm and practicality in a sought-after location.

Council Tax Band: D

Construction Type: Standard (Brick, Tile)

Flood Risk- Rivers & Seas: Very Low, Surface Water: Low

EPC Rating: E

Offers In Excess Of £560,000



- Extended Three Bedroom 1930's Semi-Detached House
- Modern Fitted Kitchen With Integrated Appliances
- Through Lounge
- Approx 50ft Mainly Laid to Lawn Rear Garden
- Easy Access to the A10/M25/A406 All Providing Good Access to Surrounding Areas
- Off Street Parking and Garage
- Utility Room
- Downstairs WC and Upstairs Family Bathroom
- Potential for Further Development STPP
- Within Catchment Area of Sought After Schools Including Worcesters Primary School With an Outstanding Ofsted Rating





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



### Linden Gardens

Approximate Gross Internal Floor Area : 106.50 sq m / 1146.35 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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