



Cecil Road, EN2 6TJ
Enfield





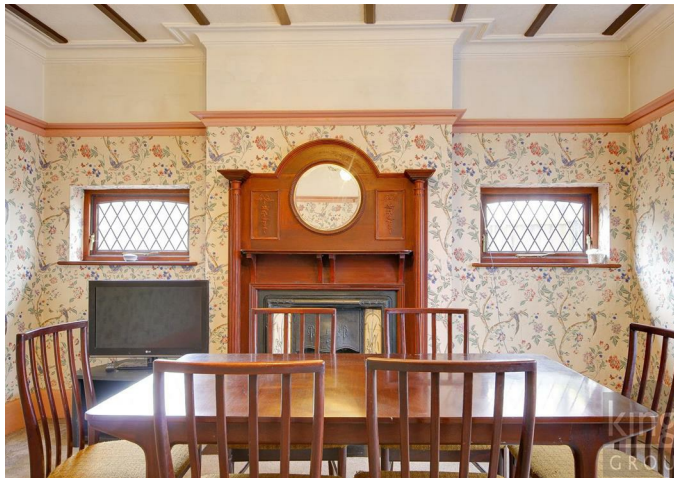
Cecil Road, EN2 6TJ

This charming 4-bedroom semi-detached house offers a fantastic opportunity for buyers looking to create their dream family home. Boasting approximately 135sqm of living space, this property features two bright and airy reception rooms, a generously sized fitted kitchen, and a downstairs WC for added convenience. Upstairs, you'll find a well-appointed family bathroom and four spacious bedrooms, ideal for a growing family. The approximate 120ft rear garden provides ample outdoor space, perfect for relaxation or entertaining, while the off-street parking accommodates multiple vehicles. Situated just 0.3 miles from both Enfield Town Station and Enfield Chase Station, this property offers excellent transport links. Enfield Town Centre is within walking distance, providing access to shops, restaurants, and amenities. Additionally, there is easy access to major road networks, including the A10, M25, and A406, ensuring convenient travel to surrounding areas. Families will appreciate the property's location within the catchment area of highly sought-after schools, including Enfield Grammar School and Chase Side Primary School.

Offered chain-free, this property is perfect for buyers looking to put their own stamp on a home. Don't miss the chance to make this ideal family home yours!

Council Tax Band: F
Construction Type: Standard (Brick)
Flood Risk- Rivers & Seas: Very Low, Surface Water: Medium

£850,000



- Chain Free
- Perfect for Buyers Seeking to Personalise and Make a Home Their Own
- An Impressive Sized Fitted Kitchen
- 120ft Rear Garden
- Positioned Just a Short Distance from Transport Links Including Enfield Chase Station(0.3 miles) and Enfield Town Station(0.3 miles)
- A Sizeable Four Bedroom Semi-Detached House
- Two Reception Rooms
- Downstairs WC and Upstairs Family Bathroom
- Off Street Parking for Multiple Vehicles
- Within Walking Distance of Enfield Town Centre Which Boasts an Array of Shops and Restaurants to Enjoy

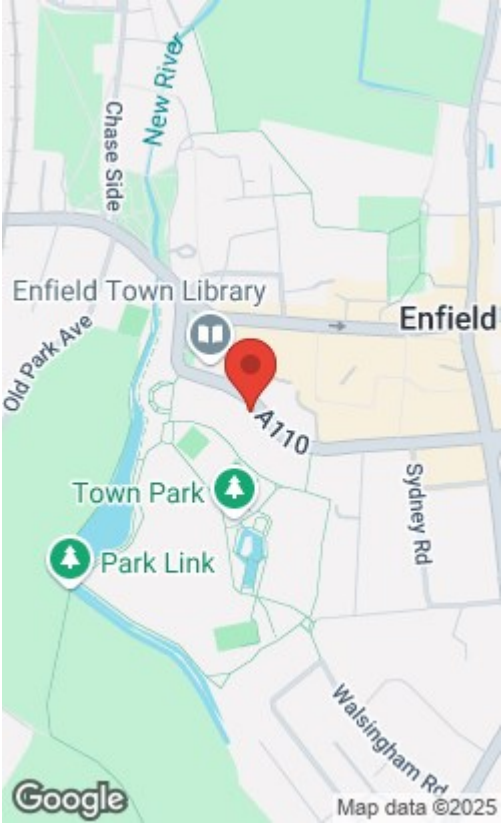








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Current	Potential		Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(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		EU Directive 2002/91/EC	England & Wales		EU Directive 2002/91/EC



Cecil Road, EN2

Approximate Gross Internal Floor Area : 134.90 sq m / 1452.05 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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