



Riversfield Road, EN1 3DJ  
Enfield









## Riversfield Road, EN1 3DJ

Situated in the highly sought-after Willow Estate, this CHAIN FREE three-bedroom semi-detached house offers a fantastic opportunity for family living. Boasting generous living space, the property features two bright reception rooms, ideal for both relaxing and entertaining. The fitted kitchen provides a functional space for home cooking, with ample storage and worktop areas. Upstairs, you'll find three comfortable bedrooms and a family bathroom, ensuring plenty of room for family life. Externally, the property benefits from off-street parking and a garage to the side aspect. The sizable plot offers potential for a double-storey side extension (subject to planning permission), allowing for further growth to suit your needs. Located in close proximity to Enfield Town Centre, with its wide range of shops, restaurants, and transport links, this home is perfect for those seeking a peaceful residential location while remaining within easy reach of all local amenities.

£640,000





- **CHAIN FREE**
- **Garage to the Side**
- **Walking Distance to Enfield Town Train Station & Shopping Centre**
- **Driveway**
- **Within Catchment Area of Sought After Schools Including George Spicer Primary School**

### **Hallway**

Stairs leading to the first floor landing, Under stairs storage cupboard, Double glazed opaque window to the side aspect, Double radiator, Carpeted flooring, Telephone point, Smoke alarm, Power points

### **Reception Room 1**

Double glazed bay window to the front aspect, Coved ceiling, Dado rail, Double radiator, Carpeted flooring, TV aerial point, Power points

### **Reception Room 2**

Double glazed window to the rear aspect, Coved ceiling, Double radiator, Carpeted flooring, Power points, French doors leading to the garden

### **Kitchen**

Double glazed window to the rear aspect, Double glazed door leading to the garden, Lino flooring, Tiled splash backs, A range of base and wall units with roll top work surfaces, Integrated cooker with electric oven, Gas hob, Extractor hood, Sink drainer unit, Space for fridge/freezer, Power points

### **First Floor Landing**

Loft access, Carpeted flooring

### **Bathroom**

Double glazed opaque windows to the rear and side aspects, Heated towel rail, Vinyl flooring, Extractor fan, Panel enclosed bath with shower attachment, Wash basin with mixer tap, Low level WC, Tiled walls, Walk in shower

### **Bedroom 1**

Double glazed bay window to the front aspect, Double radiator, Carpeted flooring, Built in wardrobes, Power points

- **Three Bedroom Semi-Detached House**
- **Potential for a Double Story Side Extension (Subject to Permission)**
- **Two Reception Rooms**
- **Easy Access to the A10/M25/A406 All Providing Good Access to Surrounding Areas**
- **Ideal Family Home**

### **Bedroom 2**

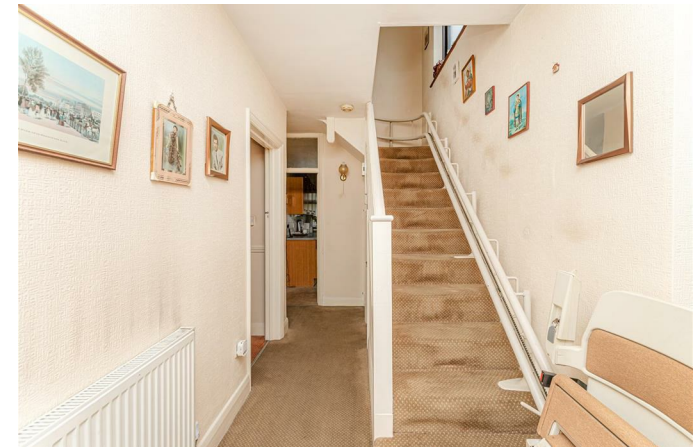
Double glazed window to the rear aspect, Coved ceiling, Double radiator, Carpeted flooring, Built in wardrobes, Power points

### **Bedroom 3**

Double glazed window to the front aspect, Double radiator, Carpeted flooring, Power points

### **Garden**

Mainly laid to lawn, Side access, Outside water tap, Security light

















Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(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>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <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		



Ground Floor                      **Riversfield Road**                      First Floor

Approximate Gross Internal Floor Area : 103.20 sq m / 1110.83 sq ft  
 (Excluding Garage)  
 Garage Area : 15.20 sq m / 163.61 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.

25 Silver Street, Enfield Town, Middlesex,  
 EN1 3EF  
 T: 0208 364 4118  
 E:  
[www.kings-group.net](http://www.kings-group.net)

