

**Great Cambridge Road, Enfield, EN1 4DD**



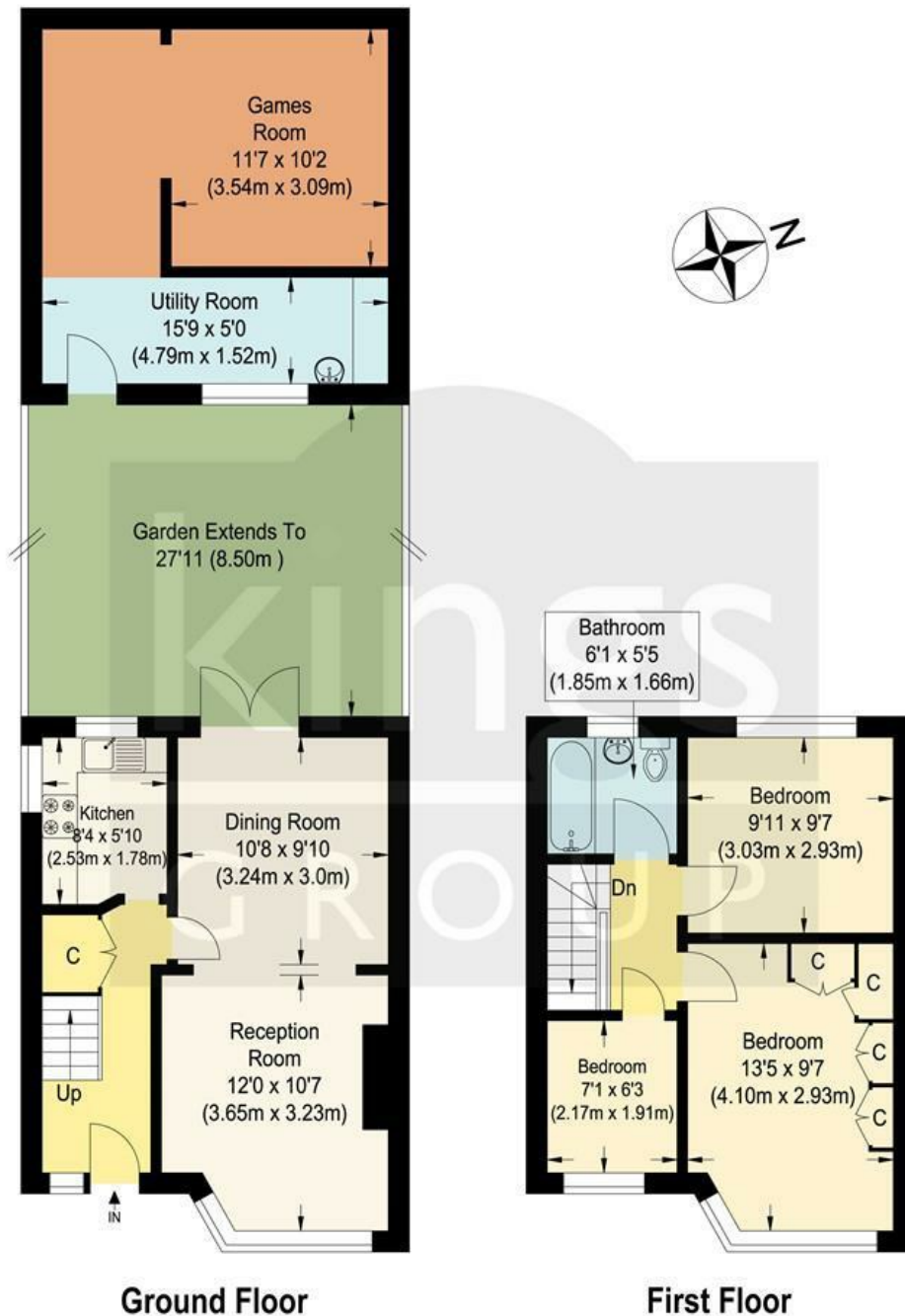
**£465,000**

This charming 1930s three-bedroom mid-terrace house is well presented throughout and offers an ideal family home. The property features a spacious through lounge, perfect for both living and dining areas, creating a warm and inviting space for family gatherings. The fitted kitchen is well-equipped for all your cooking needs, while the upstairs bathroom adds to the convenience of this well-laid-out home. The outerhouse provides versatile space, ideal for use as extra storage, a utility area, a home office, or even an entertainment room—offering plenty of options to suit your needs. The property also benefits from off-street parking, ensuring convenience for residents.

Situated with easy access to the A10, M25, and A406, this location offers excellent connectivity to surrounding areas, making it a great choice for commuters. The house is within the catchment area for sought-after schools, including Worcesters Primary School, adding further appeal for families. Additionally, you'll find Enfield Retail Parks nearby, providing a range of shopping and leisure options, and the beautiful Forty Hall Estate, boasting ample green spaces for outdoor enjoyment.










## Great Cambridge Road

Approximate Gross Internal Floor Area : 65.2 sq m / 701.80 sq ft (Excluding Outbuilding)

Outbuilding Area : 24.90 sq m / 268.02 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		 <b>90</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	 <b>65</b>	
<b>England &amp; Wales</b>		EU Directive 2002/91/EC 

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