



St. Marks Road, EN1 1BB  
Enfield









# St. Marks Road, EN1 1BB

This delightful three-bedroom period terrace property offers a generous living space with the perfect balance of character and potential. With three spacious double bedrooms and three reception rooms, this home provides a versatile layout ideal for family living, home working, or entertaining. The fitted kitchen is complemented by a convenient downstairs shower room and an upstairs bathroom, making it perfect for modern family life. Boasting approximately 129sqm of internal living space, there's ample room for creative redesigns, making this an ideal property for those looking to add their own stamp. Outside, the property benefits from off-street parking and a well-maintained rear garden – an excellent space for outdoor relaxation or gardening.

For commuters, Bush Hill Park Station is just 0.1 miles away, providing direct access into the City. Additionally, the A10, M25, and A406 are all a short drive away, offering convenient access to surrounding areas. The property is within the catchment area of highly regarded schools, including The Raglan Schools and Bush Hill Park Primary School, making it a great choice for families. Local shops, amenities, and Enfield Retail Parks are within walking distance, while Enfield Town Centre is also easily accessible. Located in the sought-after Bush Hill Park area, this property is offered for sale on a chain-free basis, providing a smooth and hassle-free move. Don't miss the opportunity to make this wonderful house your home.

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

£545,000



- Chain Free
- Three Reception Rooms
- Approximate 129sqm Internal Living Space
- Within Catchment Area of Highly Sought After Schools Including The Raglan Schools and Bush Hill Park Primary School
- Close Proximity to Transport Links Including Bush Hill Park Station(0.1 miles) With Direct Access into Liverpool Street Station
- A Spacious Three Double Bedroom Terrace Period Property
- Off Street Parking
- High Ceilings Throughout
- Easy Access to the A10/M25/A406 All of Which Provide Good Access to Surrounding Areas
- Within Walking Distance of Local Shops and Just a Short Drive From Enfield Town Centre





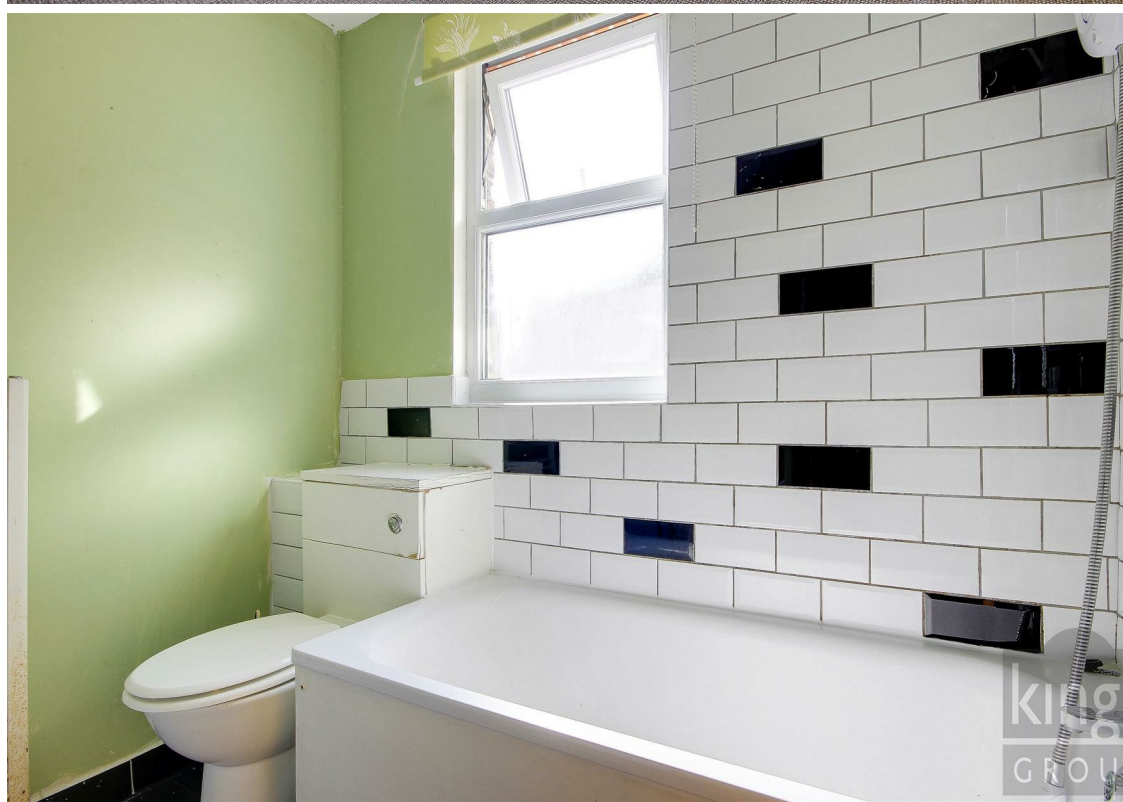






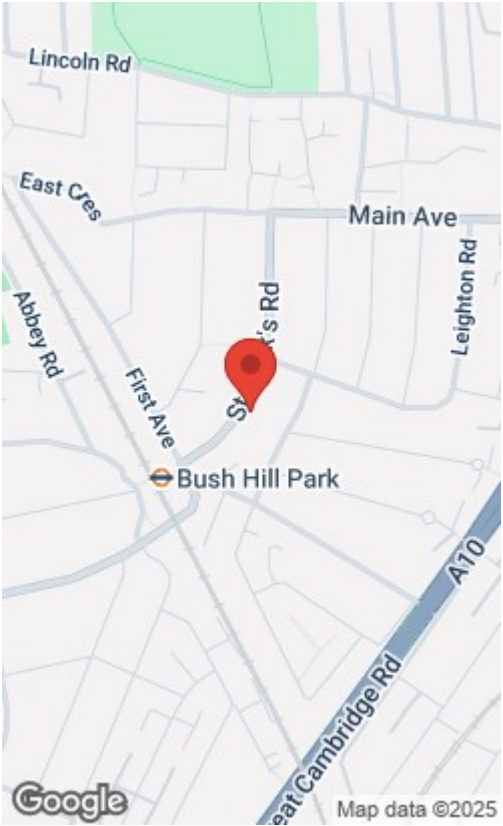
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <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>		
(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		



Ground Floor

First Floor

St Marks Road

Approximate Gross Internal Floor Area : 128.92 sq m / 1387.68 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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