



Carisbrook Close, EN1 3NB
Enfield





Kings
GROUP

Carisbrook Close, EN1 3NB

Nestled in a peaceful cul-de-sac within the ever-popular Willow Estate, this fantastic 1930s terrace house offers a wonderful opportunity for families seeking comfort, space, and convenience. Positioned on a quiet residential road, the property provides a welcoming environment with easy access to a range of local amenities and transport links. Inside, the home features a naturally bright and airy through lounge that effortlessly serves as both a living and dining area, alongside a well-appointed fitted kitchen. Upstairs, there is a three-piece bathroom suite and three sizeable bedrooms, offering ample space for growing families. The property is double glazed throughout and offers off-street parking to the front. To the rear, a mainly laid to lawn garden with side access creates a pleasant outdoor space, ideal for children, entertaining or simply unwinding.

The location is superb, with the A10, M25, and A406 all within easy reach, ensuring excellent connectivity to surrounding areas. Enfield Town Centre and Enfield Town Station—providing direct services to Liverpool Street Station—are only a short distance away, while local bus stops are within walking distance. The property also falls within the catchment area for highly regarded schools, including Worcesters Primary School and Chace Community School.

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

£475,000



- A Charming 1930's Mid-Terrace House
- Highly Sought After Willow Estate Location
- A Naturally Bright and Airy Through Lounge
- A Well Maintained Mainly Laid to Lawn Rear Garden With Side Access
- Within Walking Distance of Bus Stops and Within Easy Reach of Enfield Town Station Providing Direct Access into the City
- Positioned in a Quiet Cul-De-Sac
- Off Street Parking
- Potential to Extend to the Rear and a Loft Conversion(STPP)
- Close Proximity to Enfield Town Centre Boasting an Array of Local Shops and Amenities
- Within Catchment Area of Great Schools Including Worcesters Primary School and Chace Community School





• • • • •

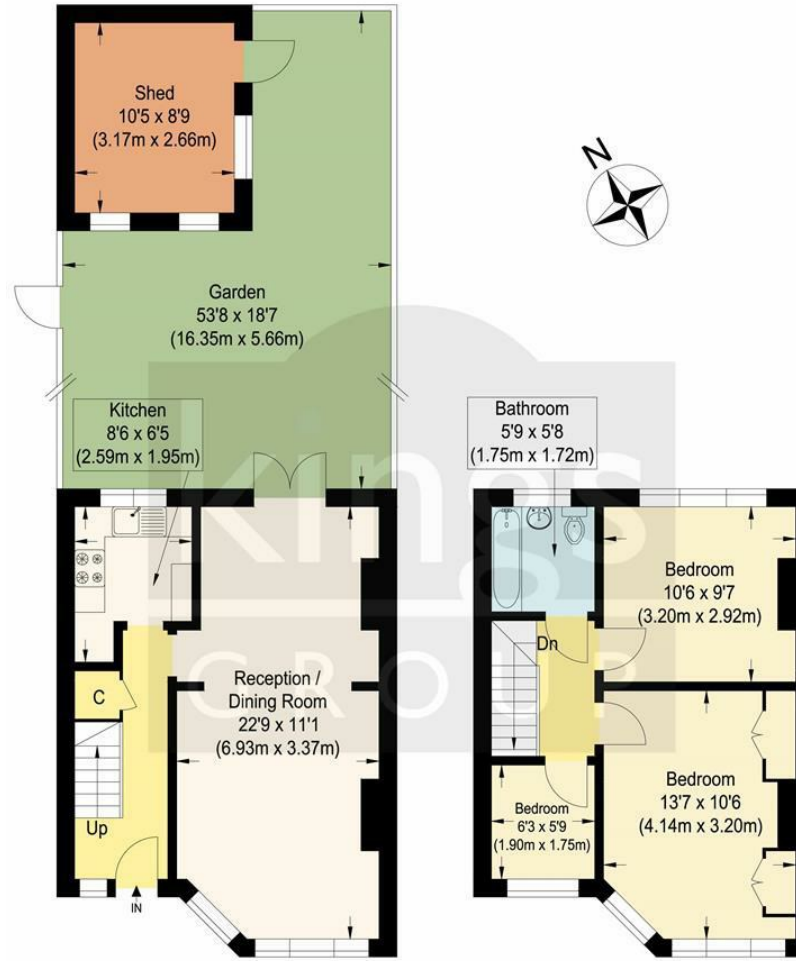
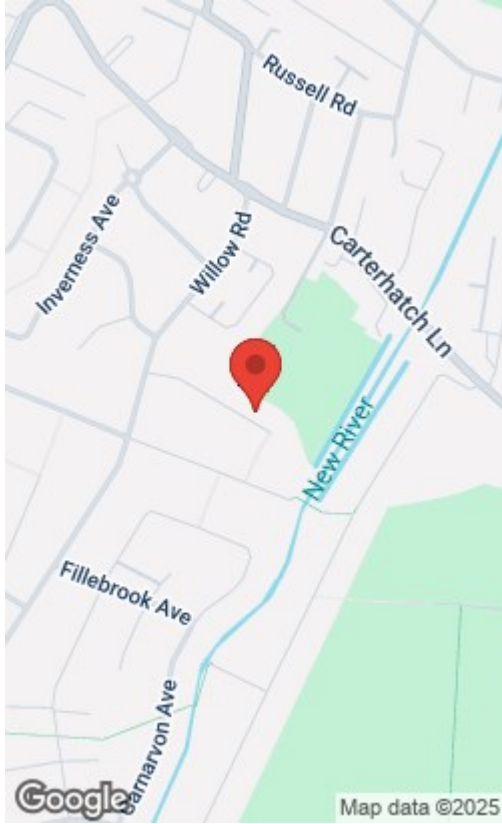
kings
GROUP



ings
GROUP



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A		90	(92 plus) A		
(81-91) B		68	(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) 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



Ground Floor

First Floor

Carisbrook Close

Approximate Gross Internal Floor Area : 68.40 sq m / 736.25 sq ft
(Excluding Shed)

Shed Area : 8.40 sq m / 90.41 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

