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Enfield Town EN1 3EF
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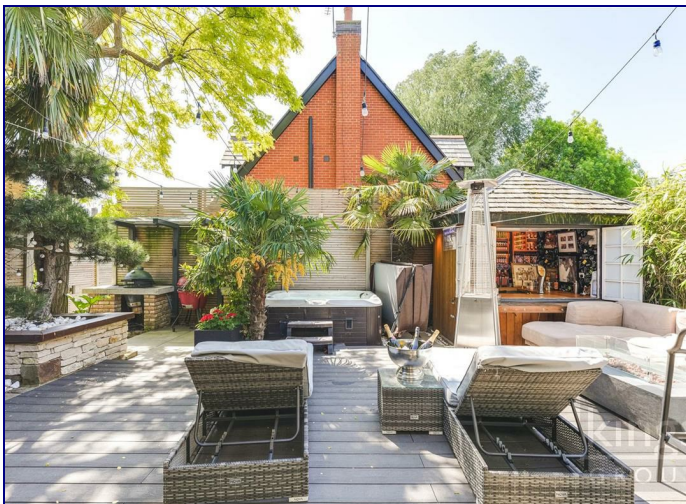
Slades Hill, Enfield, EN2 7DY
Offers In The Region Of £765,000


This charming THREE BEDROOM semi-detached period cottage combines timeless character with contemporary living, ideally located for families and commuters alike. The ground floor features a generous open-plan living and dining area with sliding doors leading out to a private, SOUTH-FACING courtyard garden—perfect for entertaining or unwinding. A sleek, modern kitchen and a convenient downstairs shower room complete the ground level.


Upstairs offers three spacious double bedrooms and a stylish family bathroom, providing flexible space for families, guests, or a home office setup. The beautifully landscaped courtyard garden includes a decked area, hot tub, and space for outdoor dining. To the rear, you'll find the added benefit of private off-street parking.

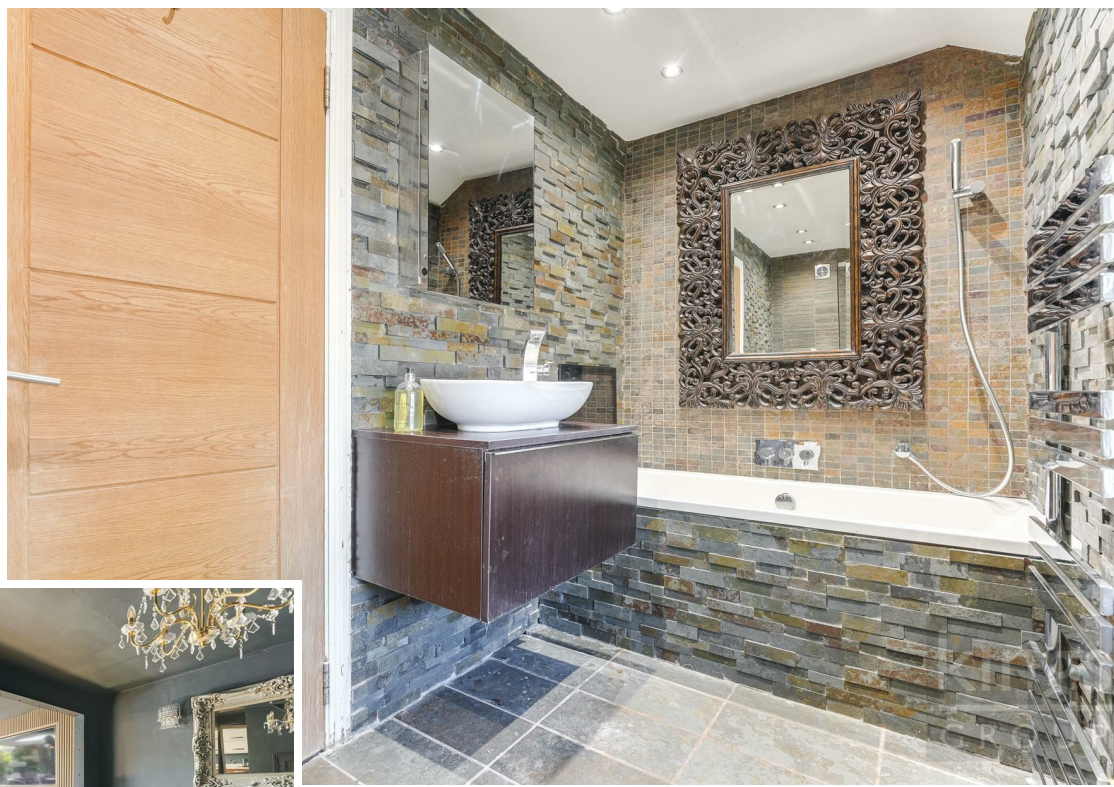
The home is ideally situated within walking distance of both Merryhills Primary School and Highlands Secondary School—both rated Outstanding by Ofsted—making it an excellent choice for families. Enfield Chase station is also nearby, offering direct services to Moorgate and convenient links to the West End via the London Underground. Enfield Town's wide range of shops, restaurants, and amenities are just minutes away, with the M25 easily accessible for those needing to commute further afield.

Freehold
Standard Construction (Brick/ Tiled)
Council Tax Band D
EPC Rating Awaiting
Flood Risk "Low"



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Vary environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		
England & Wales	EU Directive 2002/91/EC	



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Slades Hill

Approximate Gross Internal Floor Area : 115.0 sq m / 1237.85 sq ft
(Excluding Bar)

Bar Area : 4.10 sq m / 44.13 sq ft

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

