

Linden Gardens, Enfield, EN1 4EA

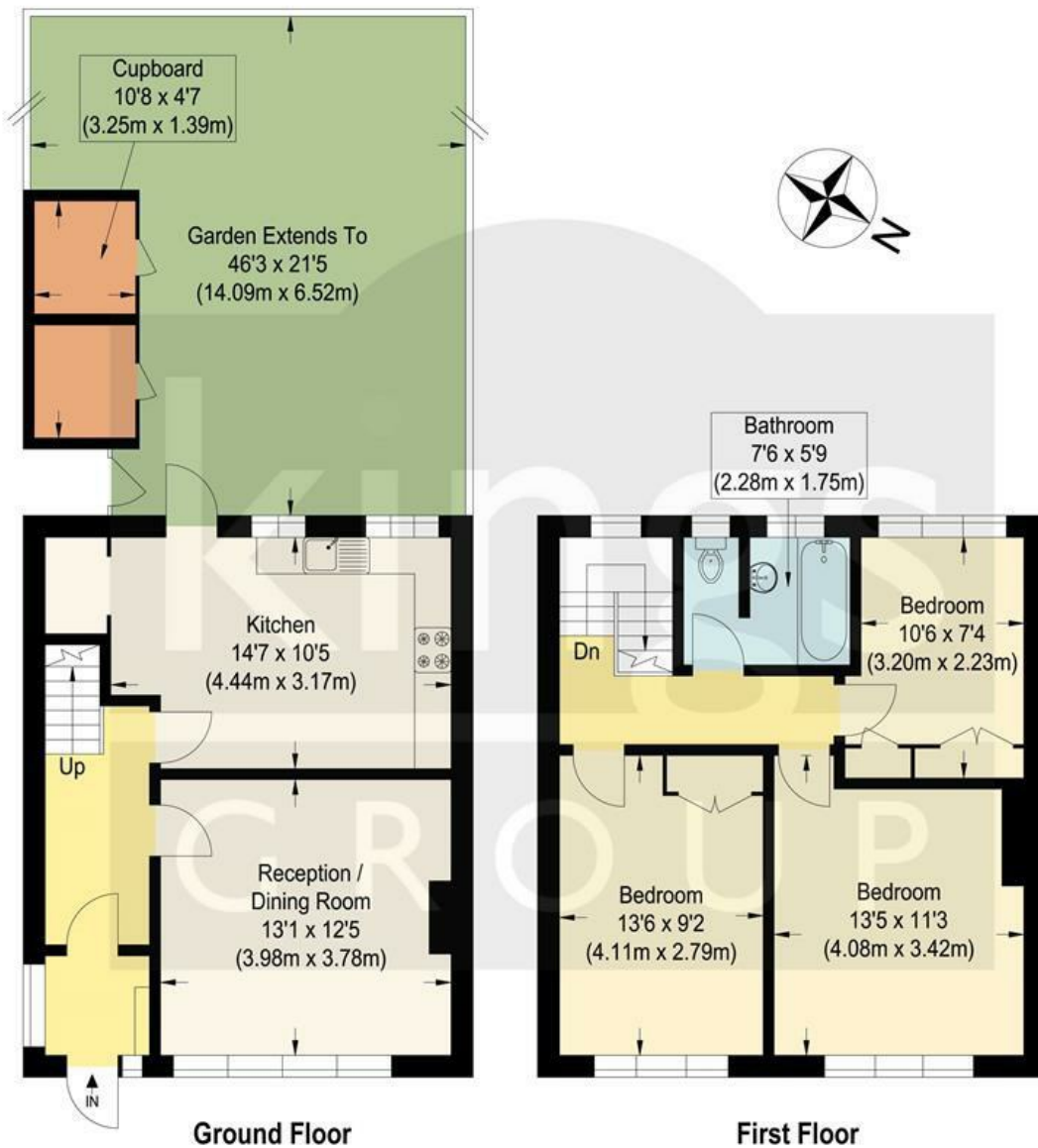


Offers In Excess Of £475,000

Offered for sale on a chain free basis, this spacious three-bedroom tunnel terrace house presents a fantastic opportunity for families seeking a well-located and generously sized home. The property features off-street parking and a well-maintained rear garden with both side and rear access, as well as practical outside storage cupboards. Inside, the fitted kitchen provides an ample amount of worktop space and units, perfectly suited to everyday family living. The accommodation includes a naturally bright and airy rception room, three sizeable bedrooms and a first-floor bathroom, with excellent potential for further expansion, subject to the necessary planning permissions (STPP).

This ideal family home is situated within the catchment area of excellent local schools, including the highly regarded Worcesters Primary School. It is conveniently located just a short drive from Enfield Town Centre and nearby retail parks, offering a range of shopping and dining options. There is easy access to major road networks including the A10, A406, and M25, ensuring great connectivity to surrounding areas. Local shops and amenities are close by, including the David Lloyd Leisure Centre, and the beautiful Forty Hall Estate is within close proximity, providing an abundance of green spaces for recreation and relaxation.





Approximate Gross Internal Floor Area : 84.60 sq m / 910.62 sq ft
(Excluding Cupboard)

Cupboard Area : 4.50 sq m / 48.43 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) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	82

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

