



James Street, EN1 1LF  
Enfield







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## James Street, EN1 1LF

This delightful two-bedroom Victorian terrace house offers a fantastic opportunity for family living in a highly sought-after location. The property features a fitted kitchen, two well-proportioned reception rooms, perfect for use as a living room and dining room, providing ample space for family gatherings. Ample storage space can be found throughout, ensuring practicality and convenience. Upstairs, you'll find a family bathroom and two sizeable bedrooms, while the spacious garden offers a wonderful outdoor space for relaxation or entertaining. The property is chain-free, offering a smooth and straightforward move for buyers.

Located just a short distance from Bush Hill Park Station, this home benefits from excellent transport links, including direct access into the city. The property is within the catchment area of top-rated schools, including Bush Hill Park Primary School, making it an ideal choice for families. Local shops, amenities, and the vibrant Enfield Town Centre (only a 5-10 minute drive away) are also easily accessible, ensuring all your needs are within reach. This is a great family home in a highly desirable area.

Council Tax Band: C

Construction Type: Standard (Brick)

Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

### Offers In Excess Of £400,000



- Chain Free
- Two Reception Rooms
- Within Catchment Area of Sought After Schools Including Bush Hill Park Primary School and George Spicer Primary School
- Easy Access to the A10/M25/A406 All of Which Providing Good Access to Surrounding Areas
- Close Proximity to Transport Links Including Bus Stops, Bush Hill Park Station(0.3 miles) and Enfield Town Station(0.6 miles)
- Two Double Bedroom Victorian Terrace House
- Ample Storage Space Throughout
- Walking Distance to Local Shops and Amenities
- Ideal Family Home
- Highly Sought After Bush Hill Park Location







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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>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <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

James Street

Approximate Gross Internal Floor Area : 66.6 sq m / 716.87 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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