



Orchard Way, EN1 3BY
Enfield

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This is an ideal purchase for first-time buyers, families, or investors seeking a spacious home with great potential. Situated on a sought-after road just a short distance from Enfield Town Centre, this property offers the chance to create a home tailored to your taste, with scope for further expansion (STPP).

The ground floor features two generous reception rooms, perfectly suited for living and dining areas, alongside a fitted kitchen and wc. Upstairs, you'll find three well-proportioned bedrooms and a family bathroom. To the side aspect, there's a garage and off-street parking to the front of the home, adding practicality and convenience. The property also benefits from an outhouse – a blank canvas with potential to be transformed into a home office, gym, or additional storage space.

Enfield Town's array of shops, restaurants, and amenities are within easy reach, while excellent transport links including Enfield Town Station and local bus routes provide direct access into Central London – ideal for commuters.

Families will appreciate the property's location within the catchment area for highly regarded schools such as Enfield Grammar School and St Andrews CofE Primary School.

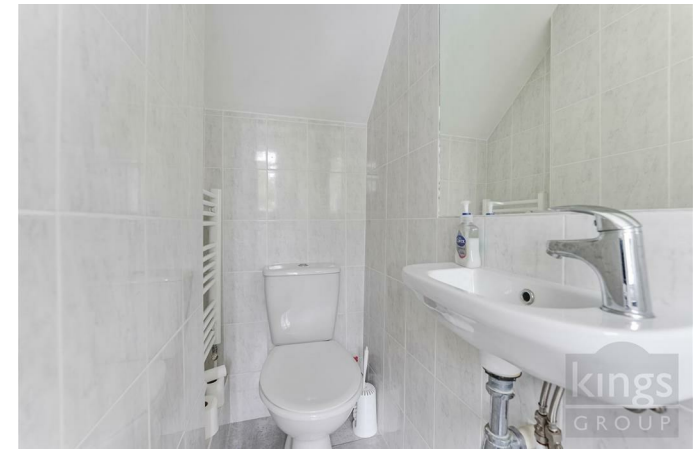
Offered to the market chain free, this is a rare opportunity to secure a home in a prime location with incredible scope for enhancement. Not one to miss – arrange your viewing today.

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

£615,000



- Chain Free
- Potential for Expansion STPP
- An Outerhouse Which is a Blank Canvas to Transform Into an Office, Home Gym or Additional Storage
- A Short Distance From Enfield Town Centre Boasting an Array of Shops and Restaurants
- Within Catchment Area of Sought After Schools Including Enfield Grammar School and St Andrews CofE Primary School
- A Fantastic Three Bedroom 1930's Semi-Detached House
- Two Reception Rooms
- Off Street Parking and Garage
- Within Close Proximity of Transport Links Including Enfield Town Station Providing Direct Access into Liverpool Street Station
- Highly Sought After Willow Estate Location







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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			(92 plus) A		
(81-91) B			(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			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Orchard Road

Approximate Gross Internal Floor Area : 98.10 sq m / 1055.94 sq ft
(Excluding Outbuilding & Garage)
Outbuilding Area : 21.50 sq m / 231.42 sq ft
Garage Area : 14.50 sq m / 156.07 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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