



Haldane Close, EN3 6XN  
Enfield







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# Haldane Close, EN3 6XN

Set in the desirable and tranquil Enfield Island Village, this stunning four-bedroom detached house offers an exceptional blend of comfort, style, and convenience. Perfect for growing families, the property is not only spacious and modern, but it also comes with a private swimming pool, offering a touch of luxury right at your doorstep. Enjoy your very own private oasis with a beautiful swimming pool, ideal for summer relaxation.

Enfield Island Village offers the perfect balance of peaceful living with easy access to an array of local amenities. The picturesque canal is just a short walk away, providing a scenic spot for outdoor activities such as walking, cycling, and relaxing by the water.

For families, the area boasts excellent local schools, ensuring a quality education for children within close proximity to home.

Transport links are superb, with easy access to the A10 and M25, making commuting to central London and other parts of the city a breeze. Enfield Lock and Brimsdown stations are also nearby, providing direct rail connections to London Liverpool Street, perfect for professionals and those seeking easy access to the city.

This property truly provides the best of both worlds—modern living with an idyllic setting and superb transport connections. Whether you're enjoying the pool, taking in the tranquil canal views, or relaxing in your spacious home, this property offers the ideal environment for family life.

Flood Risk - Low  
Construction - Standard (Brick and Tiled)  
Council Tax Band F

## Offers In The Region Of £800,000





- **Four Bedroom Detached House**
- **Off Street Parking for several Cars**
- **Swimming Pool & Jacuzzi**
- **Close Proximity to local Shops & Amenities**

- **EPC Rating Awaiting**

### **KEY FEATURES**

**Four Spacious Bedrooms:** With ample space for the whole family, this home offers four well-sized bedrooms, including a master suite with a private en-suite bathroom for added convenience.

**Private Swimming Pool:** Enjoy your very own private oasis with a beautiful swimming pool, ideal for summer relaxation.

**Modern Bathrooms:** The ground floor includes a convenient WC, while the first floor boasts both a family bathroom and an en-suite to the master bedroom, providing practical living spaces.

**Double-Glazed Windows:** The house is fitted with double-glazed windows throughout, ensuring energy efficiency and a bright, airy atmosphere.

**Detached Garage & Off-Street Parking:** Benefit from a detached garage for storage or a potential workshop, plus off-street parking for multiple vehicles, adding further practicality to the home.

- **Situated in the sought after Enfield Island Village**
- **Ground Floor WC, First Floor Bathroom & En-Suite**
- **Double Glazed Windows & Gas Central Heating**
- **Great access into Both Tottenham Hale & London Liverpool Street**







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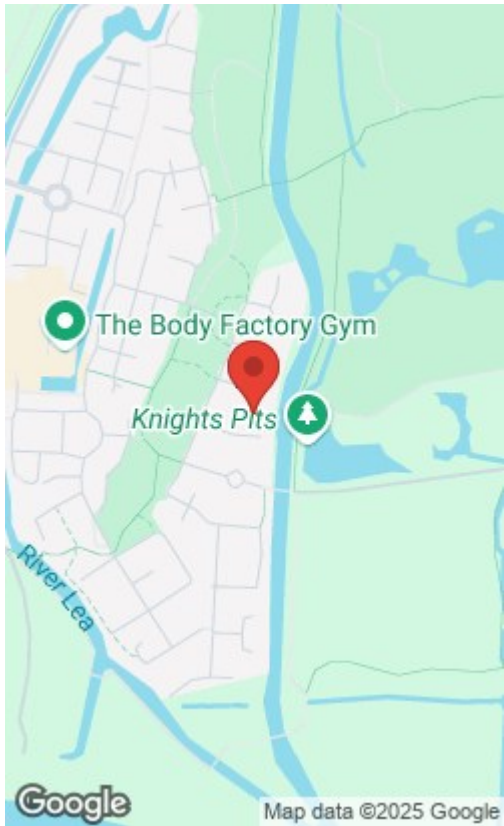
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <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>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <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		



Approximate Gross Internal Floor Area : 145.0 sq m / 1560.76 sq ft (Excluding Garage)  
Garage Area : 25.0 sq m / 269.09 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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