



Sinclare Close, EN1 4BE
Enfield





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KINGS GROUP Enfield Town are delighted to offer for sale this well-presented three-bedroom terraced family home, situated within a quiet residential cul-de-sac and just a short distance from the historic and picturesque Forty Hall Estate, providing access to beautiful parkland and open green spaces.

The property offers well-balanced accommodation arranged over two floors, extending to approximately 88.7 sq. metres (954.5 sq. ft.). The ground floor comprises two reception rooms, currently arranged as separate living and dining areas, offering flexibility for family living and entertaining. A fitted kitchen provides ample cupboard and worktop space, complemented by a convenient downstairs WC.

To the first floor, the property features three well-proportioned bedrooms, a family bathroom, and generous storage throughout, making the layout both practical and comfortable for growing families. Externally, the home benefits from a well-maintained rear garden, ideal for outdoor dining and leisure.

The property is ideally positioned for families, falling within the catchment area of highly regarded local schools, including Worcesters Primary School and Carterhatch Infant and Junior Schools.

Excellent transport links are available within approximately half a mile, including Turkey Street Station and Enfield Lock Station, both offering regular services into London Liverpool Street, making this an ideal location for commuters. Road users benefit from easy access to the A10, A406, and M25, providing strong connections to surrounding areas and beyond.

A wide selection of local shops, amenities, and leisure facilities are nearby, including David

Offers In Excess Of £439,995



- Well-Presented Three Bedroom Terraced Family Home
- Two Elegant Reception Rooms Offering Flexible Living Space
- Ground Floor WC for Added Convenience
- Well-Maintained Private Rear Garden
- Excellent Transport Links Within Half a Mile

- Situated Within a Quiet & Desirable Cul-de-Sac
- Modern Fitted Kitchen with Ample Storage & Worktop Space
- Three Generously Proportioned Bedrooms
- Approximately 88.7 sq. m / 954.5 sq. ft. of Internal Accommodation
- Close to Highly Regarded Schools, Green Spaces & Local Amenities



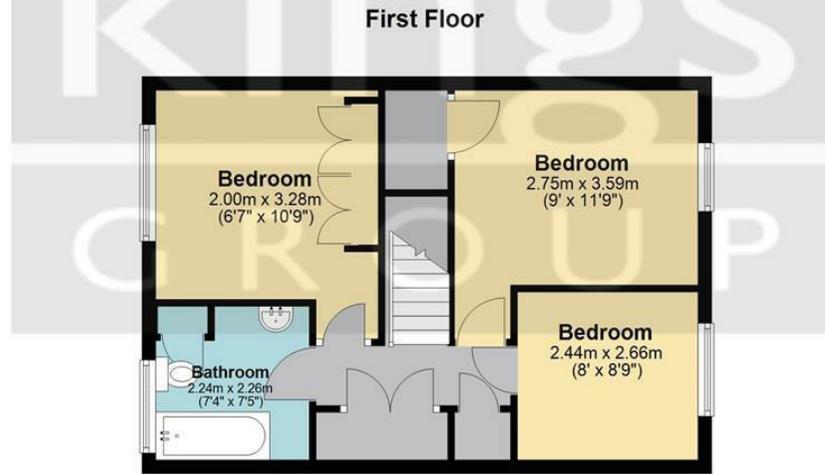






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	70	79

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		



Total area: approx. 88.7 sq. metres (954.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.□

Sinclair Close

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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