



## Monastery Gardens, Enfield

Under Offer (SSTC)

£675,000 (Freehold)







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**A spacious and versatile four-bedroom family home, ideally positioned on a quiet residential street just moments from Enfield Town's excellent amenities, highly regarded schools and convenient transport links.**

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Located in the popular Monastery Gardens area of Enfield, this well-presented end-of-terrace home offers generous living space, making it an ideal choice for growing families.

The property features four well-proportioned bedrooms, including a spacious principal bedroom with its own en-suite shower room, alongside a modern family bathroom on the first floor. On the ground floor, there's a welcoming reception room providing flexible living and entertaining space, complemented by a spacious kitchen/dining room that forms the heart of the home, perfect for everyday family life and hosting guests.

Set on a peaceful one-way street, the property enjoys a quiet residential setting while remaining within easy reach of everything Enfield Town has to offer. There is also excellent potential to extend further, subject to the necessary planning permissions, allowing buyers to adapt the home to suit their future needs.

Families will appreciate the excellent choice of nearby schools, including St Andrew's CofE Primary School, St George's Catholic Primary School, Enfield Grammar School, St Michael's Primary School and Enfield County School for Girls. The vibrant shops, cafés and restaurants of Enfield Town are all within easy reach, with popular local spots including The Green Room Café & Bistro, Baker Street Café, Holtwhites Bakery and a wide selection of independent eateries and high street favourites.

For commuters, Enfield Town Station and Enfield Chase Station are approximately half a mile away, providing regular services into Central London, while nearby green spaces and local amenities further enhance the area's family-friendly appeal. Offered to the market chain free, this is an excellent opportunity to acquire a spacious home in a highly convenient and sought-after location.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: D

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## Front Garden

Part paved area, part pebble stone area, shrub borders, side gate leading to rear garden.

## Porch

Tiled flooring, door leading to inner hallway.

## Inner Hallway

Laminate wood flooring, radiator, coving to ceiling, stairs to first floor landing, understairs storage cupboard housing: fuse box, gas and electric meters, further cupboard housing: 'Vaillant' boiler and washer/dryer, door to lounge, door to kitchen/diner.

## Lounge

Carpet, coving to ceiling, uPVC double glazed windows to front aspect, radiator.

## Kitchen/Diner

Vinyl flooring, coving to ceiling, radiator, uPVC double glazed door leading to rear garden, part-tiled walls, eye and base level units, stainless steel sink with mixer tap, space for dishwasher, space for fridge/freezer, fitted electric oven, fitted gas hob with extractor over, spotlights to ceiling.

## First Floor Landing

Carpet, stairs to second floor landing, coving to ceiling, uPVC double glazed stained glass window to side aspect, doors to bedrooms two, three and four, door to bathroom.

## Bedroom Two

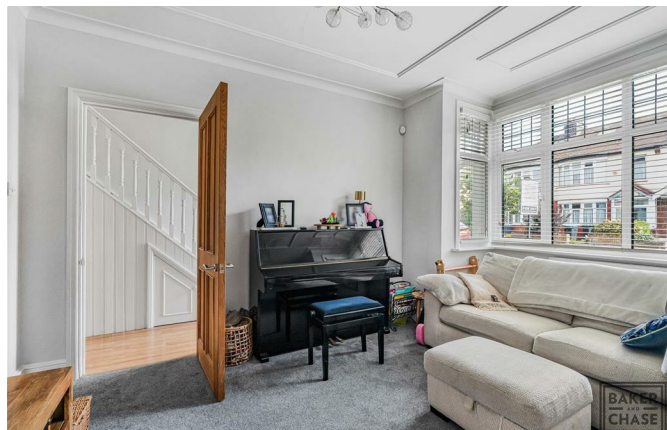
Carpet, coving to ceiling, radiator, fitted wardrobe, uPVC double glazed window to front aspect.

## Bedroom Three

Carpet, coving to ceiling, radiator, uPVC double glazed window to rear aspect.

## Bedroom Four

Carpet, radiator, uPVC double glazed window to front aspect, fitted storage.









## Bathroom

Tiled flooring, tiled walls, heated towel rail, spotlights to ceiling, frosted uPVC double glazed window to rear aspect, low level WC, panelled bath with mixer tap, mains fed shower, wash hand basin with mixer tap.

## Second Floor Landing

Carpet, uPVC double glazed stained glass window to side aspect, door to bedroom one.

## Bedroom One

Carpet, spotlights to ceiling, radiator, fitted wardrobes, under eaves storage, storage area housing: water cylinder, two velux windows to front aspect, uPVC double glazed window to rear aspect, door to en-suite.

## En-Suite

Tiled flooring, tiled walls, frosted uPVC double glazed window to rear aspect, spotlights to ceiling, extractor fan, low level WC, walk-in shower cubicle with mains fed shower, heated towel rail, wash hand basin with mixer tap.

## Rear Garden

Part paved area, rest laid to lawn, outside tap, side gate leading to front garden, timber-built shed, shrub borders.

## Disclaimer

Viewings: In consideration of the current owner/occupants, please note:

- Pets are not allowed to attend viewings.
- Additional photos and/or filming of the property internally and externally is not permitted.
- Loft access is not generally permitted unless express permission is requested.

Anti-Money Laundering Regulations: Intending purchaser(s) will be charged up to £20+VAT each to digitally produce and verify identification and











financial documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. We are unable to proceed and/or remove a property from the market without this.

Availability: Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation.

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Approximate Gross Internal Area 1245 sq ft - 115 sq m

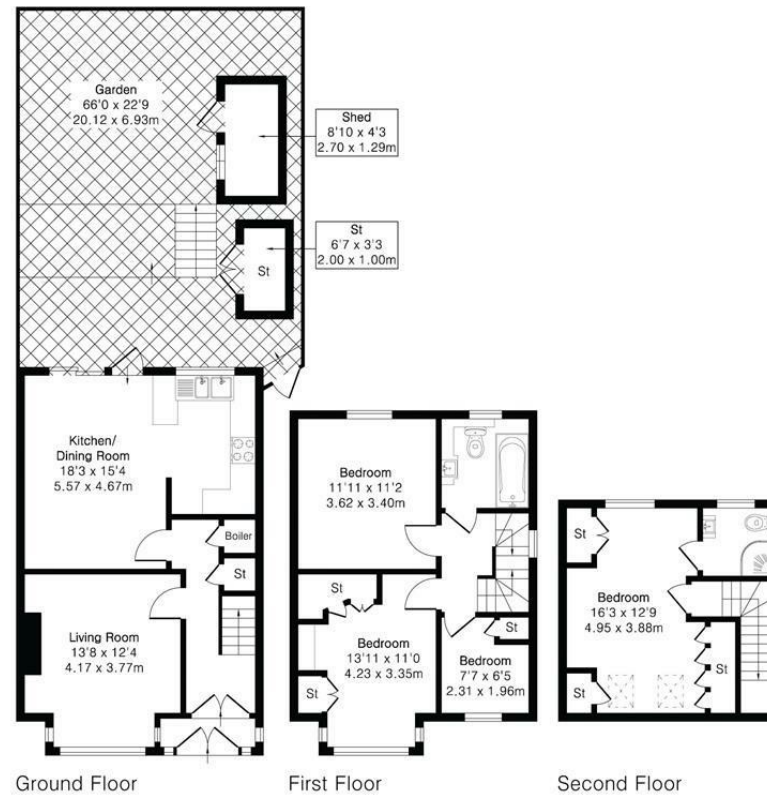
(Excluding Outbuilding)

Ground Floor Area 532 sq ft - 49 sq m

First Floor Area 444 sq ft - 41 sq m

Second Floor Area 269 sq ft - 25 sq m

Outbuilding Area 59 sq ft - 5 sq m



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating E / Local Authority: London Borough of Enfield / Council Tax Band: D

