

MiHomes

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— CANFORD CLOSE —

Well-maintained family home with landscaped garden, summer house & extension potential.

Guide price £900,000 - £950,000

Situated within a peaceful residential cul-de-sac in one of Enfield's most sought-after locations, this well-maintained four-bedroom, two-bathroom detached family home offers generous living accommodation, a stunning recently landscaped garden, garage, and off-street parking. Already a fantastic home to move straight into, it also offers exciting scope to extend and remodel (subject to the usual planning permissions), creating a truly exceptional long-term family residence.



Stepping through the front door, you are welcomed by a spacious entrance hall that immediately showcases the generous proportions of the home. To the front is a versatile reception room, currently used as a home office, but equally suited as a snug, playroom or formal sitting room.

The well-appointed kitchen offers ample storage and workspace, together with side access to the garden. To the rear is the impressive 26ft principal reception room, flooded with natural light and providing an exceptional living and dining space with direct access to the beautifully landscaped rear garden. A bespoke bar area beneath the staircase creates a stylish focal point and an ideal space for entertaining. The ground floor also benefits from a guest cloakroom and additional built-in storage.

Upstairs, the first-floor landing leads to four well-proportioned bedrooms. The generous principal

bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. A second double bedroom also features fitted storage, while the remaining two bedrooms are ideal for children, guests or an additional home office. A well-maintained family bathroom serves the remaining bedrooms.

Outside, the recently landscaped rear garden has been designed for both entertaining and low-maintenance living. Integrated uplighters create a warm evening ambience, while a versatile summer house provides an ideal home office, gym, studio or hobby room.

To the front, the property benefits from a garage and private driveway providing off-street parking for one vehicle, with additional unrestricted on-street parking immediately adjacent.





Location

Canford Close is a quiet and highly sought-after residential turning, conveniently located for an excellent range of local amenities. The property is within easy reach of the shops, cafés, restaurants and everyday conveniences along Chase Side, while nearby Enfield Town offers a wider selection of high street retailers, supermarkets and leisure facilities.

For commuters, Grange Park and Gordon Hill stations provide regular Great Northern services into Moorgate, while nearby Oakwood Underground Station (Piccadilly line) offers excellent connections into Central London. The area is also well served by local bus routes, and road users benefit from easy access to the A10, A406 and M25.

The property is ideally positioned for an active lifestyle. Enfield Lawn Tennis Club is close by, while David Lloyd Enfield is just a short drive away. Trent Park, Hilly Fields Park and the picturesque New River Path also provide acres of green open space for walking, cycling and family recreation.

Combining generous living space, a beautifully landscaped garden, excellent transport links, superb local amenities and exciting future potential, this is a fantastic opportunity to acquire a detached family home in one of EN2's most desirable locations.



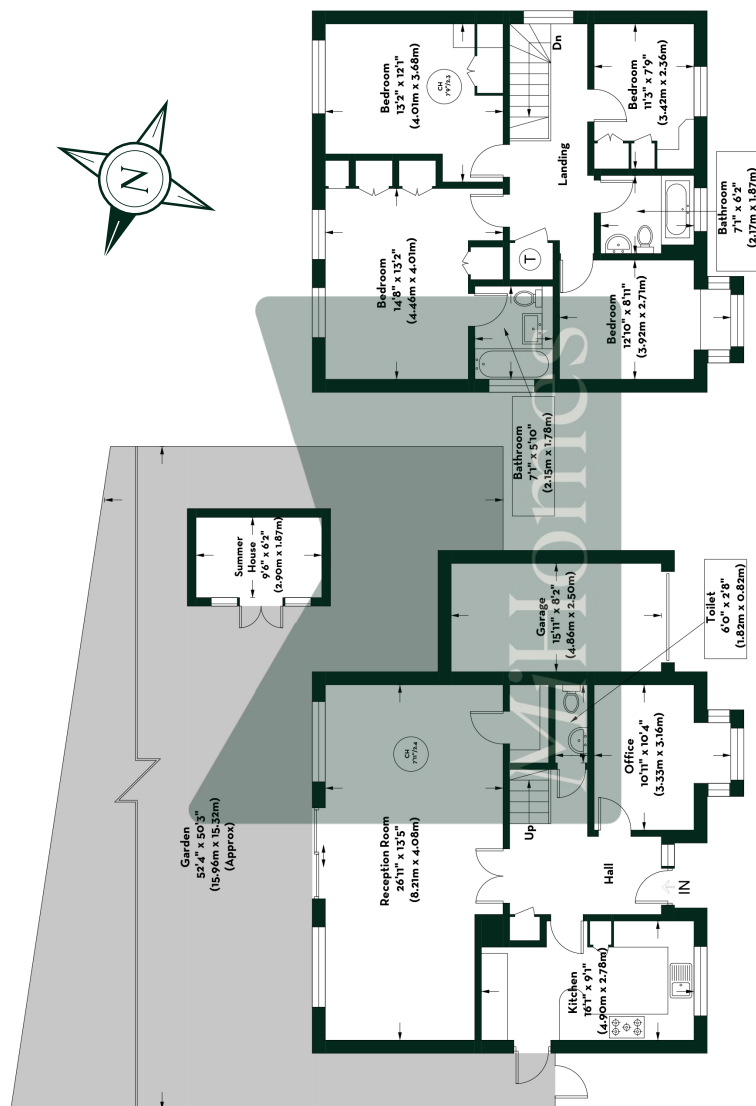
Floorplan:

18 Canford Close, Enfield, EN2 8QN

- Freehold
- EPC rating: D
- Council Tax Band: Band G
- Approx. Gross internal floor area: 1515 sq.ft / 140.8 sq.m
- Garage: 130 sq.ft / 12.1 sq.m
- Summer House: 58 sq.ft / 5.4 sq.m
- Total: 1703 sq.ft / 158.3 sq.m

Property overview:

- Exceptional four-bedroom detached family home
- 26ft dual-aspect living/dining room
- Four bedrooms and two bathrooms
- Landscaped rear garden with summer house/home office
- Excellent scope to extend and remodel (STPP)
- Garage and ample off-street parking
- Close to The Ridgeway and Enfield Lawn Tennis Club
- Near Enfield Chase, Gordon Hill and excellent bus routes
- Easy access to the A10, A406 and M25



First Floor = 763 sq ft / 70.9 sq m

Ground Floor = 752 sq ft / 69.9 sq m

This plan is for layout purposes only, not drawn to scale unless stated. Window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID: 1322220)

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9 Onslow Parade, Hampden Square, Southgate, N14 5JN



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