



## Riverside Gardens, Enfield

Available

Offers over £725,000 (Freehold)





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**Immaculate extended 3 bedroom mid terraced family property, with off street parking and period features, located in a desirable position on Riverside Gardens EN2**

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Located in the desirable Riverside Gardens area of Enfield, this immaculate extended mid-terrace family home offers a perfect blend of modern living and convenience. With three well-proportioned bedrooms and two bathrooms, this property is ideal for families seeking both space and comfort.

Upon entering, you are greeted by a welcoming reception room that flows seamlessly into an impressive open-plan kitchen diner. This contemporary space is bathed in natural light, thanks to the double-glazed sliding doors that lead directly to the charming 48' rear garden, perfect for outdoor entertaining or simply enjoying a quiet moment in the sun. The ground floor also features a convenient WC, enhancing the practicality of the layout.

The first floor boasts a modern family bathroom, complete with both a bath and a shower, catering to the needs of a busy household. The property further benefits from off-street parking for two cars, a valuable asset in this sought-after location.

Riverside Gardens is ideally situated just 0.5 miles from Enfield Town Train Station and Enfield Chase Station, providing excellent transport links for commuters. The area is rich in amenities, with a variety of restaurants, including the popular Arte Pizza and Anahita Persian Grill, within easy reach.

Families will appreciate the proximity to reputable local schools, such as Enfield Grammar, St Andrews CofE, St. Georges RC, and Chase Side Primary, making this home an excellent choice for those with children.

In summary, this delightful property combines modern features with a prime location, making it a wonderful opportunity for anyone looking to settle in a vibrant community.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: E

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## Exterior

Double glazed front door leading to the porch with coir matting, double glazed windows to front and side. Door leading to

## Hallway

Wooden flooring, single radiator, picture rail, ceiling coving, stairs to first floor landing, door to cupboard under stairs housing gas and electric meters, consumer unit, storage, light.

## Lounge

Stripped wooden flooring, radiator, double glazed window to front, window shutters, picture rail, ceiling coving, ceiling rose, ornamental fireplace, marble hearth and surround, storage cupboards and shelving.

## Kitchen/Diner

Wooden flooring with underfloor heating, 3 x Velux ceiling skylights, ceiling spotlights, double glazed sliding patio doors leading to rear garden, curtains, part exposed brick wall, range of wooden wall and base units, granite worktops, space for fridge freezer, built in Zanussi top oven, built in Hotpoint microwave, built in AEG electric induction hob, AEG stainless steel extractor hood over, subway style tiled splashbacks, central island unit with granite worktops, inset ceramic sink with mixer tap, breakfast bar area, integrated Bosch dishwasher, cupboard housing Logic combi boiler, door to storage cupboard housing Bosch washing machine, storage.

## Ground Floor WC

Wooden flooring, double radiator, extractor fan, part wood paneled walls, low flush WC, wall mounted wash hand basin.

## First Floor Landing

Fitted carpet, picture rail, access to loft.





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### Bedroom One

Fitted carpet, double radiator, picture rail, double glazed bay window to front, window shutters, fitted wardrobes, fitted shelving.

### Bedroom Two

Fitted carpet, double radiator, picture rail, ceiling coving, double glazed window to rear, ceiling spotlights.

### Bedroom Three

Fitted carpet, single radiator, picture rail, double glazed bay window to front, window shutters, built in recess.

### Bathroom

Vinyl flooring, mainly fully tiled walls, ceiling spotlights, extractor fan, chrome heated towel rail, frosted double glazed window to rear with window blind, low flush WC, wall mounted wash hand basin with cupboard under, panel enclosed bath with mixer tap and shower riser rail with rain shower head, glass shower screen.

### Front Garden

Block paved to provide off street parking for 2 cars, flower and shrub borders.

### Rear Garden

Raised decking, lawn, flower and shrub borders, rear patio area, outside water tap, outside lighting, large wooden storage shed with storage racking units.

### Disclaimer

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

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





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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.

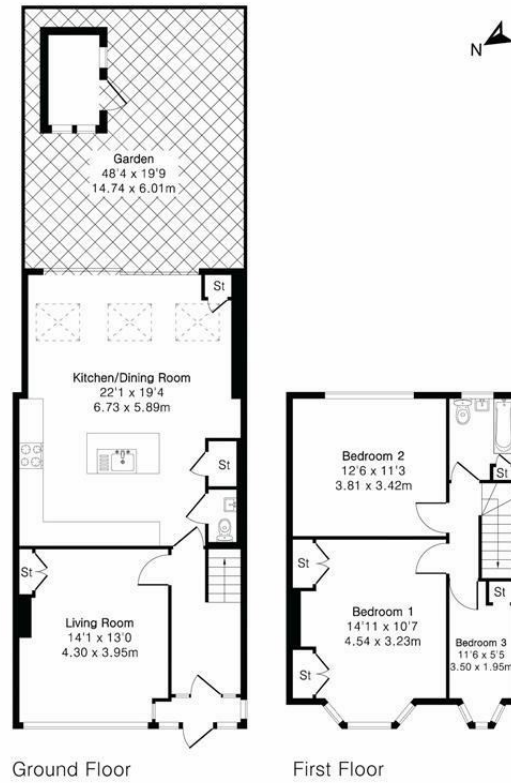
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Approximate Gross Internal Area 1106 sq ft - 102 sq m  
Ground Floor Area 650 sq ft - 60 sq m  
First Floor Area 456 sq ft - 42 sq m



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 C / Local Authority: London Borough of Enfield / Council Tax Band: E

