



## ACACIA ROAD, EN2 0DP



**£685,000 Freehold**

- VICTORIAN END OF TERRACE
- KITCHEN
- FOUR BEDROOMS
- L SHAPED GARDEN
- PERIOD FEATURES
- THROUGH LOUNGE
- BREAKFAST ROOM/DINER
- 2 BATHROOMS
- OUTBUILDING

## Property Details

Set on the ever-popular Acacia Road in Enfield, this attractive end of terrace extended Victorian home blends period character with generous, flexible living space arranged over three floors. The welcoming through lounge is a real highlight, featuring a character fireplace, coved ceiling, plantation shutters to the front, and a casement door opening directly onto the rear garden, creating a lovely flow for both everyday living and entertaining.

To the rear, the kitchen is fitted with a range of wall and base units and integrated appliances, leading seamlessly into a bright breakfast room with double glazed doors overlooking and opening onto the garden. This additional reception space offers an ideal spot for family dining or informal gatherings, while maintaining a strong connection to the outdoor space.

The first floor provides two well-proportioned bedrooms along with a spacious family bathroom, while the second floor adds two further bedrooms and a modern shower room, making the property particularly well suited to growing families or those needing home office space. Outside, the L-shaped rear garden enjoys a patio area ideal for outdoor dining, along with a good-sized outbuilding offering excellent storage or potential for a home gym or workspace.

The property is conveniently located for a range of well-regarded local schools, everyday shopping amenities and larger retail options nearby. Excellent transport links provide easy access into central London and surrounding areas, making this an ideal choice for commuters.



## Approximate Gross Internal Area 1341 sq ft - 125 sq m (Excluding Outbuilding)

Ground Floor Area 567 sq ft – 53 sq m

First Floor Area 440 sq ft – 41 sq m

Second Floor Area 334 sq ft – 31 sq m

Outbuilding Area 111 sq ft – 10 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.



Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	<div style="display: flex; align-items: center;"> <div style="width: 100px; height: 10px; background-color: #2e8b57; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #228b22; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #32cd32; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ffc107; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ffc107; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ff9f00; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ff4500; margin-right: 5px;"></div> <div style="width: 100px; height: 10px; background-color: #ff0000; margin-right: 5px;"></div> </div>
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
<b>England &amp; Wales</b>	<div style="display: flex; align-items: center;"> <div style="width: 40px; height: 40px; background-color: #2e8b57; border-radius: 50%; margin-right: 5px;"></div> <div style="text-align: center;"> <b>85</b> </div> </div>
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