



Manor Road, EN2 0AW





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Positioned at the end of a peaceful and private cul-de-sac, this outstanding four bedroom semi-detached residence offers an exceptional opportunity to acquire a refined family home within the highly sought after EN2 postcode.

Upon arrival, you are welcomed by an inviting entrance hall that sets the tone for the rest of the property, leading through to a generously proportioned living room, perfect for both relaxation and entertaining. The true centrepiece of the home is the beautifully designed broken-plan, dual-aspect kitchen. This thoughtfully conceived space blends the openness and sociability of open plan living with cleverly defined zones, incorporating a fully fitted kitchen, a dedicated dining area, and a separate utility section. Flooded with natural light and further enhanced by an expansive skylight, this area provides a bright and versatile environment for modern living. A convenient ground floor WC completes this level.

To the first floor, the property continues to impress with four well proportioned bedrooms, each offering ample space for family living, alongside a contemporary three piece bathroom suite.

The home already offers generous accommodation; however, it also benefits from planning permission for a loft conversion, presenting an exciting opportunity to further enhance the living space. Additionally, there is scope for a side extension, subject to the necessary planning permissions.

Externally, the property boasts a well maintained rear garden, ideal for outdoor enjoyment and entertaining, complete with a stylish garden bar. A standout feature is the versatile annexe, offering a large room suitable as an additional bedroom or a private home office, a WC with potential to convert into a shower room, a separate utility area, and a storage

£735,000



- An Exceptional Four Double Bedroom Semi-Detached Residence
- Off Street Parking
- Stylish Dual-Aspect Kitchen with a Broken-Plan Layout, Dining Zone and Utility Section
- Approved Planning for Loft Conversion and Scope for Side Extension (STPP)
- Easy Access to Transport Links Including Gordon Hill Station & Enfield Chase Station Providing Direct Access into the City

- Self-Contained Annexe with a Spacious Multi-Use Room (Bedroom or Home Office), WC, Utility Room and Storage Cupboard
- A Charming Rear Garden with a Tastefully Designed Bar Area
- Downstairs WC and Upstairs Family Bathroom
- Within Catchment Area of Highly Regarded Schools Including St Georges Catholic Primary School and Chase Side Primary School
- Moments From an Array of Local Shops, Cafes and Dining Options

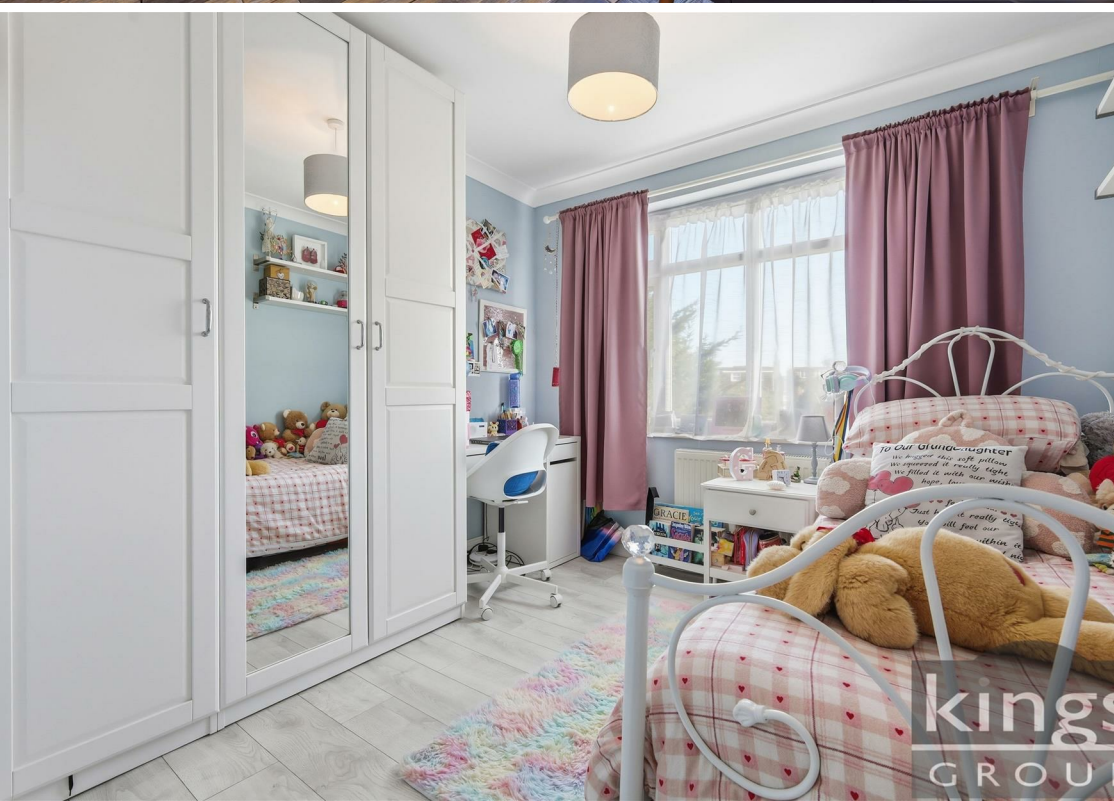




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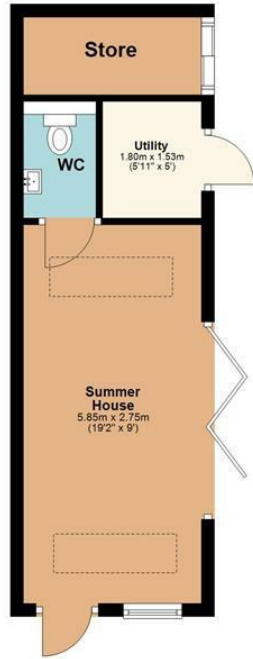


Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs			
England & Wales		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



### Outbuilding

Approx. 30.2 sq. metres (325.0 sq. feet)



### Ground Floor

Approx. 50.8 sq. metres (546.6 sq. feet)



### First Floor

Approx. 44.1 sq. metres (474.7 sq. feet)



Total area: approx. 125.1 sq. metres (1346.3 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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Manor Road

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