



Gresham Close, Enfield

Available

£640,000 (Freehold)





A well-presented four-bedroom family home arranged over three floors, property benefits from extended ground floor living space and a generous southerly-facing rear garden, and is offered to the market chain free.

A well-presented four-bedroom home arranged over three floors, offering spacious and versatile accommodation with an extended ground floor layout. The property is offered to the market chain free and is conveniently located within a few minutes' walk of Enfield Chase Rail Station.

The home, built approximately 23 years ago, is entered via a porch leading into the main lounge, a bright and welcoming space with access to the rear garden, understairs storage and a ground floor WC. The lounge features a uPVC double glazed bay window to the front aspect. To the rear of the property, the extended kitchen provides a practical and modern area fitted with a range of eye and base level units, integrated appliances and a breakfast seating/table area, with Velux windows allowing additional natural light into the space and direct access to the garden.

The first floor offers three bedrooms and a family bathroom, with the main bedroom positioned to the front aspect and benefiting from fitted wardrobes and a uPVC double glazed bay window with an additional separate smaller window. A further staircase leads to the second floor where an additional bedroom occupies the loft level, featuring multiple Velux windows and useful built-in and eaves storage.

Externally, the 100-foot southerly-facing rear garden combines lawn, paved and pebble areas with shrub borders and a timber shed, creating a balanced outdoor space suitable for both relaxing and entertaining. The front garden is designed for low maintenance.

Set in the popular Ridgeway area, this property is within a few minutes' walk of Enfield Chase Rail Station (Moorgate line), within walking distance of Enfield Town TFL line and close to local bus routes, offering convenient connections into central London. Close to local shops, Enfield Town centre, parks and highly regarded schools, it's ideal for families and commuters alike.

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

Porch

Door leading to lounge, storage cupboard, further storage cupboard housing: fuse box and electric meter, tiled flooring

Lounge

uPVC double glazed bay window to front aspect, uPVC double glazed door leading to rear garden, understairs storage cupboard, stairs to first floor landing, door to WC, door to kitchen, 2x radiator, laminate wood flooring

Kitchen

Spotlights to ceiling, 2x Velux windows (Remote controlled), uPVC double glazed window to side aspect, uPVC double glazed door leading to rear garden, eye and base level units, sink with mixer tap, integrated dishwasher, integrated washing machine, integrated fridge freezer, fitted electric oven, fitted gas hob with extractor over, wall mounted 'Vaillant' combination boiler, 2x radiator, tiled flooring

WC

Low level WC, wash hand basin with mixer tap, heated towel rail, extractor fan, tiled flooring

First Floor Landing

Stairs to second floor landing, doors to bedrooms 1, 2 and 4, door to bathroom, radiator, carpet

Bedroom 1

uPVC bay window to front aspect, uPVC double glazed window to front aspect, fitted wardrobes, radiator, carpet

Bedroom 2

uPVC double glazed window to rear aspect, radiator, carpet

Bedroom 4

uPVC double glazed window to rear aspect, radiator, carpet





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Bathroom

Low level WC, pedestal wash hand basin with mixer tap, paneled bath with mixer, mains fed shower, extractor fan, radiator, part tiled walls, tiled flooring

Second Floor Landing

Door to bedroom 3, carpet

Bedroom 3

3x Velux windows, built in storage cupboards, 2x under eaves storage, radiator, laminate wood flooring

Rear Garden (South Facing)

Outside tap, timber - built shed, shrub borders, part paved area, part laid to lawn, pebble stone area

Front Garden

Gas meter box, pebble stone area

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.

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.





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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 1232 sq ft - 114 sq m
(Excluding Outbuilding)**

Ground Floor Area 520 sq ft – 48 sq m

First Floor Area 446 sq ft – 41 sq m

Second Floor Area 266 sq ft – 25 sq m

Outbuilding Area 110 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.



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

