



College Gardens, Enfield

Under Offer (SSTC)

Offers in excess of £599,995 (Freehold)

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A three-bedroom semi-detached home offering spacious interiors, a south-facing garden, and excellent potential for modernisation and extension, located on a quiet residential road close to local schools and transport.

Positioned on a peaceful residential cul-de-sac in West Enfield, this three-bedroom semi-detached home offers generous living space, a practical layout, and excellent potential to update further or extend (STPP). Ideal for buyers looking to create a home tailored to their own taste.

The ground floor features a welcoming entrance hallway, a through lounge with dual aspect windows allowing for plenty of natural light, and a brick-exposed fireplace adding a touch of character. The kitchen is fitted with a range of wall and base units, integrated appliances, and provides lovely views of the south-facing rear garden. A ground floor WC adds extra convenience.

Upstairs, there are three bedrooms, all well-proportioned and complemented by fitted wardrobes and ample natural light. A separate study provides useful flexibility, perfect for home working or as a small nursery. The kitchen and upstairs bathroom were updated within the last ten years, offering more modern fittings while still allowing scope for further improvement.

Externally, the property enjoys a south-facing rear garden, offering a mix of paved and lawned areas, ideal for outdoor seating or entertaining. The front garden provides additional outdoor space with shrub borders and gated side access.

College Gardens is a sought-after residential location within easy reach of Gordon Hill Station (0.6 miles), offering regular rail services into central London. Enfield Town's shops, cafés, and restaurants are close by, along with highly regarded local schools and the open green spaces of Hilly Fields Park and Forty Hall Estate.

Offered chain free, this semi-detached home with south-facing garden and additional study presents a fantastic opportunity to benefit from recently updated key areas while still having the flexibility to refurbish and extend, creating a spacious family home in a desirable Enfield setting.

Local Authority: London Borough of Enfield
Council Tax: E

Front Garden

Part paved area, rest laid to lawn, shrub borders, side pedestrian gate.

Inner Hallway

Coving to ceiling, laminate wood flooring, radiator, stairs to first floor landing, door to lounge, door to kitchen, door to WC.

Lounge

Coving to ceiling, double glazed window to front aspect, window to rear aspect, carpet, 2x radiators, brick-exposed feature fireplace, uPVC double glazed door leading to rear garden.

Kitchen

Part tiled walls, spotlights to ceiling, window to rear aspect, laminate wood flooring, eye and base level units, stainless steel sink with mixer tap, fitted electric oven, fitted microwave, fitted gas hob with extractor over, integrated dishwasher, integrated fridge/freezer, space for washing machine, understairs storage cupboard housing fuse box and electric meter, cupboard housing 'Worcester' boiler.

WC

Double glazed window to side aspect, laminate wood flooring, radiator, low level WC, wash hand basin.

First Floor Landing

Coving to ceiling, carpet, loft access, doors to all bedrooms, door to study, door to bathroom.

Bedroom 1

Coving to ceiling, window to rear aspect, radiator, fitted wardrobes.

Bedroom 2

Coving to ceiling, double glazed window to front aspect, original wood flooring, radiator, fitted wardrobes.

Bedroom 3

Coving to ceiling, double glazed window to front aspect, laminate wood flooring, radiator, storage cupboard.





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Study

Coving to ceiling, carpet, radiator.

Bathroom

Tiled walls, spotlights to ceiling, frosted double glazed window to rear aspect, laminate wood flooring, heated towel rail, wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, low level WC.

Rear Garden (South Facing)

Part paved area, rest laid to lawn, shrub borders, side pedestrian gate, outside tap.

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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.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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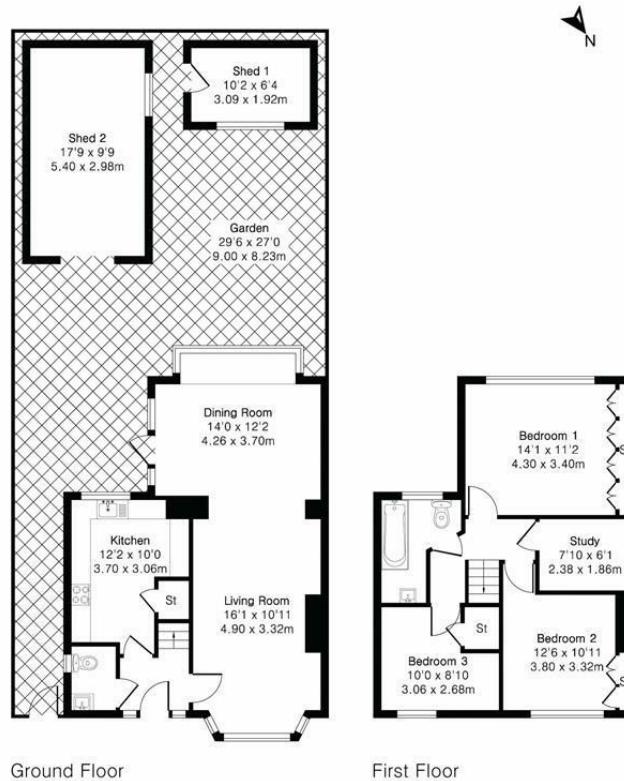
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Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



**Approximate Gross Internal Area 1080 sq ft - 100 sq m
(Excluding Outbuilding)**

Ground Floor Area 560 sq ft - 52 sq m
First Floor Area 520 sq ft - 48 sq m
Outbuilding Area 237 sq ft - 22 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 D / Local Authority: London Borough of Enfield / Council Tax Band: E



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