

Clive Road, EN1 1RF
Enfield

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Kings Group – Enfield Town are delighted to present this well presented, extended 1930s terraced family home, enviably positioned within the highly sought after Bush Hill Park area. Boasting an impressive approximately 1,010.6 sqft. of internal living accommodation, this exceptional property offers a superb balance of contemporary living, generous proportions & future potential, making it an ideal choice for growing families.

Upon entering, you are immediately welcomed by a warm & inviting atmosphere. The ground floor has been thoughtfully extended to create an impressive open plan kitchen/dining/living space, undoubtedly the heart of this wonderful home. The modern fitted kitchen is complemented by a central island, extensive worktop space & an abundance of fitted cupboard units. The space is further enhanced by skylights & double glazed doors, allowing natural light to flood through, creating a wonderfully bright & airy environment, perfectly suited to both everyday family life & entertaining. A separate reception room, featuring an attractive bay window & downstairs WC complete the ground floor accommodation.

Ascending to the first floor, you will find three generously proportioned bedrooms, alongside a stylish family bathroom. Externally, the property continues to impress with a generous rear garden, predominantly laid to lawn and complemented by a patio area. Furthermore, the property offers exciting potential for a loft conversion (STPP), presenting an opportunity to further enhance the existing accommodation.

Additional benefits include double glazing throughout, gas central heating & the added comfort of underfloor heating to the principal living areas. Ideally located for families & commuters, within catchment of highly regarded schools including George Spicer Primary, Bush Hill Park Primary & Kingsmead. Excellent access to the A10, M25 & A406, nearby bus routes & Bush Hill Park Station offering services to Liverpool Street in approximately 30 minutes.

£550,000



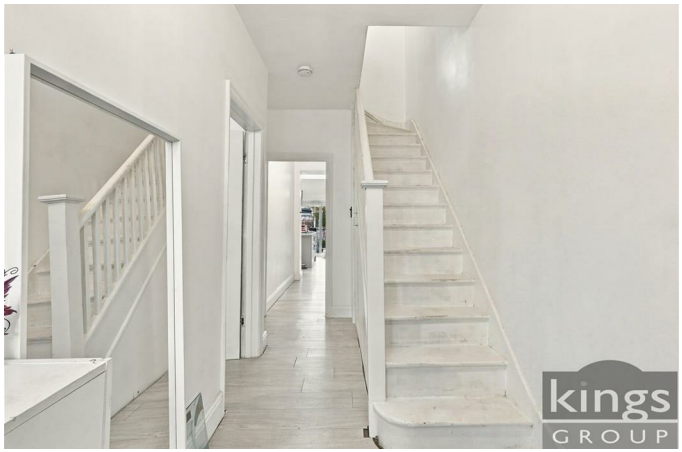






- A Well Presented & Extended Three Bedroom 1930s Terraced Home
- Underfloor Heating Installed Across All Main Reception & Living Spaces
- A Particularly Generous Rear Garden, Featuring a Large Lawned Area & a Separate Patio Space
- Well Placed For Access to a Number of Reputable Local Schools, Including George Spicer Primary School & Kingsmead School
- Conveniently Located for Access to Three Local Railway Stations: Southbury (0.4 miles), Bush Hill Park (0.6 miles) & Enfield Town (0.7 miles)
- An Impressive Open Plan Kitchen/Dining Room Featuring a Central island, Extensive Worktop Space & Ample Fitted Cupboard Units
- Convenient Downstairs WC, Together with a First Floor Bathroom Fitted with a Three Piece Suite
- A Spacious Separate Reception Room, Enhanced by a Large Bay Window
- Ideally Positioned for Commuters, with Excellent Access to the A10, M25 & A406
- Within Easy Reach of Enfield Town Centre & Retail Park, Offering an Excellent Selection of Shops & Amenities









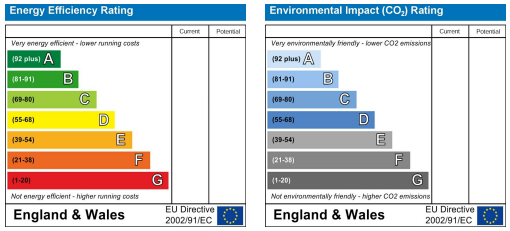

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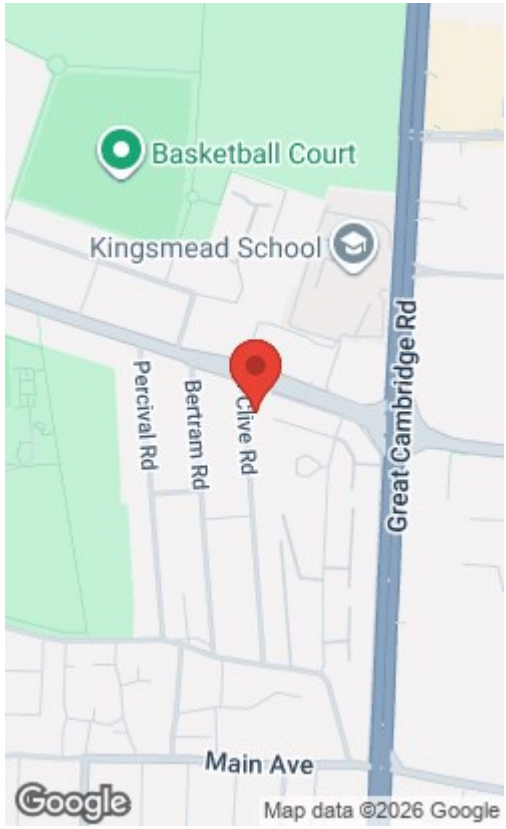














Total area: approx. 93.9 sq. metres (1010.6 sq. feet)

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, ommison 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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Plan produced using PlanUp.

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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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