



## Downs Road, Enfield, Greater London, EN1

Available

£500,000 (Freehold)







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**A beautifully extended two-bedroom period home, ideally located within easy reach of Enfield Town and offering bright, spacious living throughout.**

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Situated on Downs Road in Enfield, this two-bedroom house offers a perfect blend of character and modern living. Built in 1900, the property has been extended to provide a spacious layout, making it an ideal home for families or professionals alike.

Upon entering, you are welcomed into a generous through lounge, which is perfect for both relaxation and entertaining guests. This space flows seamlessly into the extended kitchen, which is well-equipped and provides ample room, making it a central hub for family gatherings and daily life.

The first-floor bathroom is conveniently located, serving both bedrooms and ensuring ease of access for all residents. The two double bedrooms are bright and exposed. The property also includes a westerly facing rear garden, which is a wonderful outdoor space to enjoy the afternoon sun, ideal for gardening, play, or after a long day. Additionally, the garden features rear pedestrian access, enhancing convenience.

Located within just 0.5 miles of Enfield Town, residents will benefit from a variety of local amenities, including shops, restaurants, and excellent transport links. Furthermore, this property presents potential for further development, subject to planning permission, allowing you to tailor the home to your specific needs and preferences.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: D

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## Porch

Original tiled flooring, door to lounge.

## Lounge

Original wood flooring, coving to ceiling, double glazed windows to front and rear aspect, two radiators, stairs to first floor landing, understairs storage cupboard housing: fuse box and electric meter, access to kitchen.

## Kitchen

Spotlights to ceiling, eye and base level units, breakfast bar, vertical radiator, integrated fridge/freezer, integrated dishwasher, integrated washer/dryer, fitted double electric oven, fitted induction hob with extractor over, cupboard housing "ideal" combination boiler, sink with mixer tap, wine cooler, integrated bin, UPVC double glazed doors leading to rear garden, skylight, herringbone flooring.

## First floor landing

Loft access, original wood flooring, doors to both bedrooms, door to bathroom.

## Bedroom One

Original wood flooring, two double glazed windows to front aspect, radiator, fitted wardrobes, two air vents.

## Bedroom Two

Original wood flooring, radiator, double glazed window to rear aspect, air vent.

## Bathroom

Tiled flooring, spotlights to ceiling, extraction fan, air vent, vertical radiator, frosted UPVC double glazed window to rear aspect, stand alone bath with mixer tap and shower attachment, low level WC, walk in-shower cubicle with mains fed shower, 'his' and 'hers' stone sinks, two mirrors with LED lights.

## Front Garden

Paved area, gas meter box.

## Rear Garden

Part paved area, rest laid to lawn, outside tap, two outdoor lights, shrub borders, gate leading to rear pedestrian access.

## 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.

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.

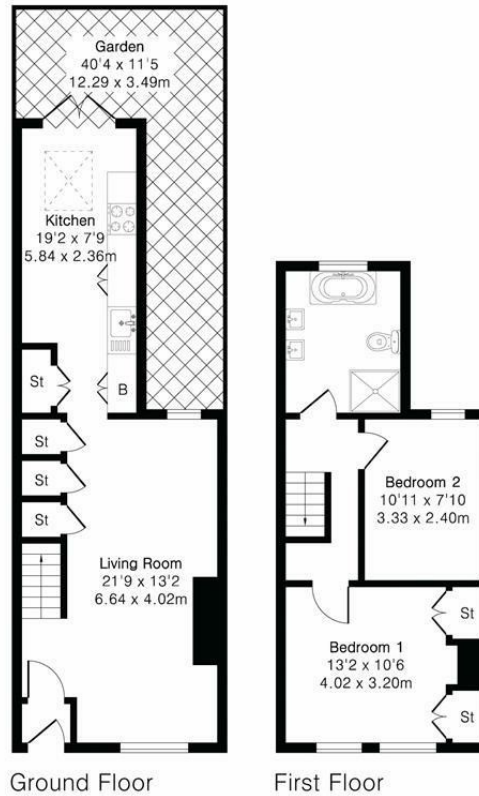


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**Approximate Gross Internal Area 804 sq ft - 75 sq m**

Ground Floor Area 439 sq ft – 41 sq m

First Floor Area 365 sq ft – 34 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: D

