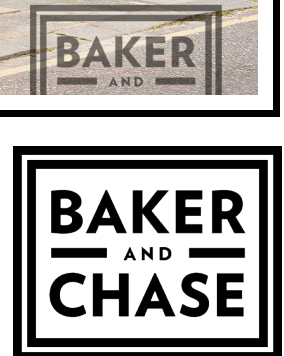




Burleigh Road, Enfield

Available

£650,000 (Freehold)





Beautifully extended, 3-bedroom end-of-terrace house, with off street parking, stunning kitchen/diner, family friendly garden, and impressive outbuilding.

Located on Burleigh Road in Enfield, this three-bedroom end-of-terrace house offers a delightful blend of modern living and classic 1930s style. With its spacious layout, this property is perfect for families or those seeking extra space.

Upon entering, you are greeted by two inviting reception rooms that provide ample space for relaxation and entertaining. The ground floor also boasts a convenient WC and shower room, enhancing the practicality of the home. The heart of the house is the extended open-plan kitchen and dining area, which is ideal for family gatherings, social occasions and al-fresco dining as it enjoys Bi-fold doors leading onto the garden.

The property further benefits from a utility room, providing additional storage and laundry facilities. An outbuilding, which can serve as a home office or creative space, adds versatility to the property. The south-westerly facing rear garden is a true highlight, offering a retreat for outdoor enjoyment.

For those with vehicles, off-street parking for one car is available, adding to the convenience of this home. Additionally, the property is ideally located within 0.4 miles of Enfield Town Station, ensuring easy access to transport links for commuting or exploring the wider area.

This end-of-terrace house on Burleigh Road presents an excellent opportunity for those seeking a comfortable and well-appointed family home in a desirable location and must be seen to be fully appreciated.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: D

Front

Paved area, gas meter box, side gate leading to rear garden, off-street parking for one car.

Lounge

Real wood flooring, coving to ceiling, radiator, uPVC double glazed window to front aspect, log burner.

Inner Hallway

Two radiators, stairs to first floor landing, understairs storage cupboard housing: fuse box and electric meter, further storage cupboard, real wood flooring, door to reception room, door to kitchen / diner, door to shower room/WC.

Shower room

Tiled flooring, spotlights to ceiling, extractor fan, heated towel rail, mains fed shower, low level WC, wash hand basin with mixer tap.

Kitchen / Diner (Open-Plan)

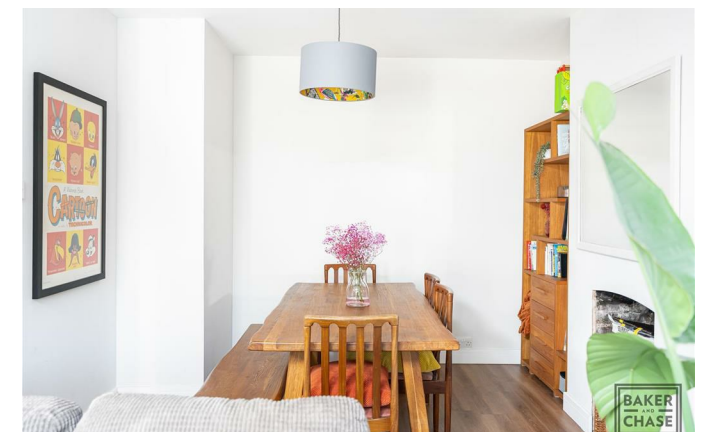
Laminated wood flooring (with underfloor heating), spotlights to ceiling, two sky lights, kitchen island with two wine coolers, storage and integrated microwave, base level units, two 'Bosch' electric ovens, fitted induction hob, integrated recycling bin, integrated 'Samsung' dishwasher, in-set sink with 'Quettle' tap, quartz worktops, integrated full-length fridge, integrated full-length freezer, sliding door to utility room, pillar-less bi-folding doors, aluminium double glazed windows to rear aspect.

Utility room

Laminate wood flooring, vertical radiator, cupboard housing 'Worcester' combination boiler, eye and base level units, space for washing machine, stainless steel sink with mixer tap, spotlights to ceiling, uPVC double glazed door leading to rear garden.

First floor landing

Carpet, frosted uPVC double glazed window to side aspect, loft access, doors to all bedrooms, door to bathroom.





Bedroom One

Carpet, radiator, two fitted wardrobes, uPVC double glazed window to rear aspect.

Bedroom Two

uPVC double glazed window to rear aspect, radiator, carpet, fitted wardrobes, further storage cupboard.

Bedroom Three

Carpet, radiator, uPVC double glazed window to front aspect, coving to ceiling.

Bathroom

Tiled flooring, part-tiled walls, heated towel rail, spotlights to ceiling, extractor fan, low level WC, wash hand basin with mixer tap, panelled bath with mains fed shower, frosted uPVC double glazed window to rear aspect.

Garden

Part paved area, storage cupboard, outside tap, part artificial grass, raised flower bed, door to out building / office, door to shed.

Outbuilding / Office

Laminate wood flooring, skylight, spotlights to ceiling, uPVC double glazed windows to rear and side aspect, sink.

Shed

Laminate wood flooring, uPVC double glazed window to rear aspect.

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.





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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.

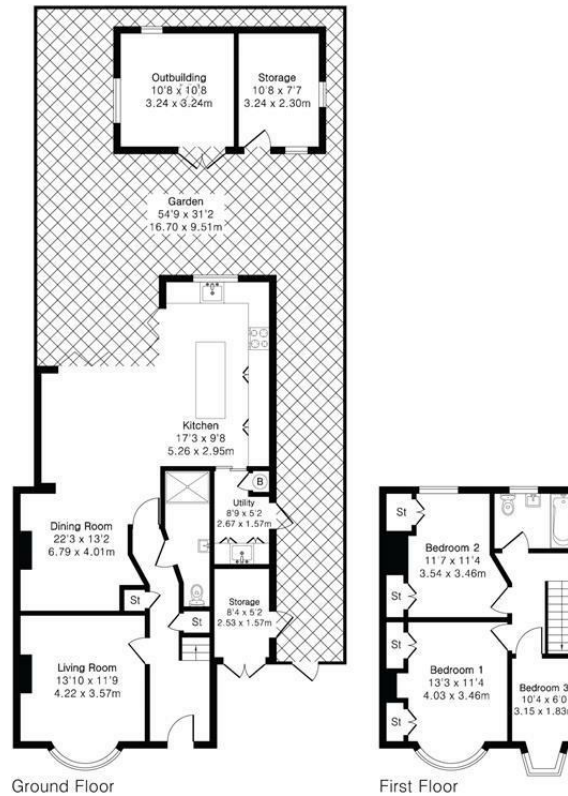
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Approximate Gross Internal Area 1213 sq ft - 113 sq m
 (Excluding Garage & Outbuilding)
 Ground Floor Area 783 sq ft - 73 sq m
 First Floor Area 430 sq ft - 40 sq m
 Garage Area 43 sq ft - 4 sq m
 Outbuilding Area 198 sq ft - 18 sq m



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: D

