



Merton Road, Enfield

Available

Offers in excess of £475,000 (Freehold)





Two-bedroom period style house within 0.5 miles of Gordon Hill station and is being sold chain free.

Situated on the sought-after Merton Road in Enfield, this mid-terrace home beautifully combines character features with modern-day comfort. Offering two generously sized bedrooms and a spacious reception room, the property is ideally suited to first-time buyers, young families, or those looking to upsize.

The ground floor welcomes you with a bright and airy through lounge, creating a versatile living and dining space perfect for both relaxing and entertaining guests. The well-balanced layout enhances the sense of space and natural flow throughout the home.

Upstairs, the property benefits from two well-proportioned bedrooms and a conveniently located family bathroom on the first floor.

Ideally positioned close to the open green spaces of Hilly Fields Park, the home offers excellent opportunities for outdoor leisure and family activities. Commuters will also appreciate being just half a mile from Gordon Hill railway station, providing direct links into central London and surrounding areas.

Offered to the market chain free, this attractive property presents an excellent opportunity to move quickly and create a comfortable home in a well-connected and popular part of Enfield.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: D

Front Garden

Paved area, gas meter box, tiled pathway.

Lounge

Laminate wood flooring, coving to ceiling, two radiators, uPVC double glazed window to front aspect, flue lined open fire place with surround, cupboard housing, fusebox and electric meter, stairs to first floor landing, door to kitchen.

Kitchen

Eye and base level units, tiled flooring, part-tiled walls, double glazed window to rear aspect, butler-style sink, washing machine, fridge/freezer, radiator, fitted electric oven, fitted gas hob with extractor oven, wall mounted boiler, spotlights to ceiling, uPVC double glazed stable door leading to rear garden, underfloor heating.

First Floor Landing

Carpet, loft access, spotlights to ceiling, skylight, doors to both bedrooms, door to bathroom.

Bedroom One

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

Bedroom Two

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

Bathroom

Lino flooring, frosted uPVC double glazed window to rear aspect, radiator, extractor fan, low level WC, pedestal wash hand basin with mixer tap, bath with mixer tap and shower attachment.

Rear Garden

Paved patio area, raised slate chippings border, outside tap, storage shed.

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.

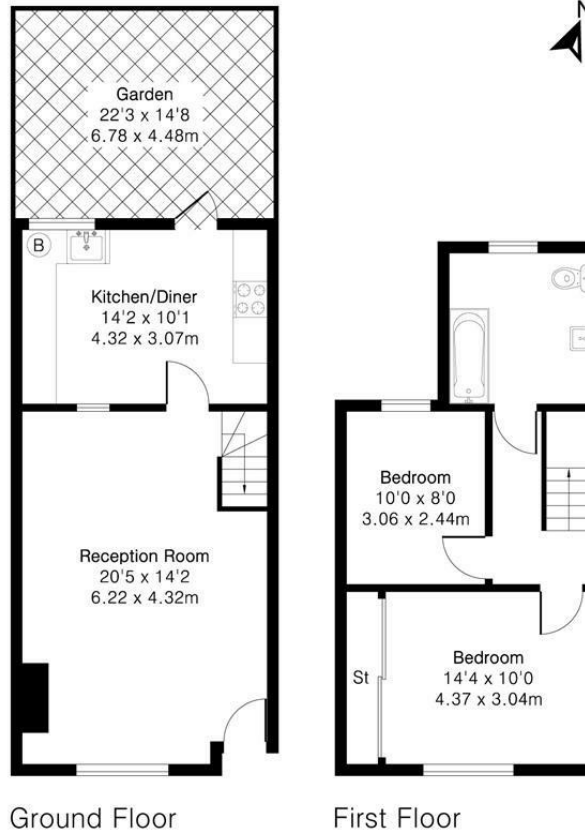


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Approximate Gross Internal Area 799 sq ft - 74 sq m

Ground Floor Area 431 sq ft – 40 sq m

First Floor Area 368 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

