

Summerhill Grove, ENFIELD, EN1 2HY

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welcome to

Summerhill Grove, ENFIELD

Beautifully presented and extended 1915 built semi-detached family house with an abundance of original character features residing in this quiet tree-lined turning just minutes from Raglan Primary School (Ofsted rating: excellent), shops, parks and Bush Hill Park Rail Station (Weaver Line) and within easy access of Enfield Town centre, the M25 Motorway and Greenbelt Countryside.

Stunning throughout and must be viewed to be fully appreciated.







Spacious Entrance Hall
Amtico wood floor, double radiator, picture rail, coving to ceiling, dado rail, original leaded glass front door, understairs storage/meter cupboard.

Cloakroom / WC
Low flush WC, double radiator, vanity basin with tiled splashback, amtico wood effect floor, window to side.

Lounge
16' 9" into bay x 13' 5" max (5.11m into bay x 4.09m max)
Amtico wood effect floor, ethanol fire inset to wooden mantel and surround, decorative ceiling rose, picture rail, double radiator, dado rail.

Rear Reception Room
15' 8" into bay x 11' 1" max (4.78m into bay x 3.38m max)
Engineered wood floor, double radiator, picture rail, coving to ceiling, ceiling rose, attractive cast iron fire with tiled slips, built-in shelving to alcove, French windows to garden with leaded glass fan light.

Kitchen / Breakfast Room
21' 5" x 7' 11" (6.53m x 2.41m)
Dual aspect.
Comprising a range of mid grey base and wall cupboards with marble worksurface and splashback, inset double bowl composite sink with mixer tap over, integrated dishwasher, washing machine, electric oven and grill, gas hob with extractor fan over, space for American style fridge-freezer, sunken spotlights to ceiling, ceramic tiled floor, double radiator, double glazed doors to garden.

First Floor

Landing
Fitted carpet, understairs storage cupboard, beautiful original leaded glass flank window.

Bedroom One
16' 10" into bay x 12' (5.13m into bay x 3.66m)
Fitted carpet, ceiling rose, coving to ceiling, picture rail, dado rail, range of built-in wardrobe cupboards.

Bedroom Two
13' 3" x 10' 8" (4.04m x 3.25m)
Fitted carpet, double radiator, picture rail, double built-in wardrobe cupboard.

Bedroom Three
13' 9" x 9' (4.19m x 2.74m)
Fitted carpet, picture rail, double radiator.

Dual Aspect Family Bathroom
Beautifully fitted in a white suite, comprising vanity basin with mixer tap, cupboard under, panelled bath with shower attachment, glass shower screen, low flush WC, plumbing for shower, heated towel rail, extractor fan, sunken spotlights for ceiling, ceramic tiled floor, part tiled walls.

Second Floor

Dual Aspect Bedroom
16' 5" x 12' 3" (5.00m x 3.73m)
Fitted carpet, double radiator, eaves storage cupboards housing hot water tank, ceramic tiled floor, part tiled walls.

Landing
Fitted carpet, cupboard housing hot water tank and eaves cupboards with plumbing for WC and basin, leaded glass flank window.

Outside

Front Garden
Partly paved for off-street parking with mature shrubs, trees and bushes with side pedestrian access to rear garden.

Rear Garden
Approximately 90' rear garden with mature trees, shrubs and beds and lawn, secluded, timber shed, crazy paved patio, tap.














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welcome to

Summerhill Grove, ENFIELD

- Four Double Bedrooms
- 21' Kitchen Breakfast Room
- Close Proximity Of Raglan School
- 90' Rear Garden
- Two Spacious Reception Rooms

Tenure: Freehold EPC Rating: D

£850,000



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Please note the marker reflects the postcode not the actual property





The Property Ombudsman

Property Ref:
ENF106313 - 0003

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