



Merton Road, Enfield

Available

£500,000 (Freehold)





A beautifully presented and extended three-bedroom period-style home, offering generous living space in a highly regarded Enfield location.

A well-presented three-bedroom period-style house in a sought-after part of Enfield, offering extended ground floor accommodation and practical living space over two floors.

The home opens into a welcoming hallway, leading to a bright through-lounge with windows to both front and rear, filling the space with natural light. Original features such as a brick fireplace surround and exposed chimney breast are complemented by fitted shelving and storage, adding character while retaining versatility. At the rear, the extended kitchen is fitted with a comprehensive range of eye and base units, a butler-style sink, integrated oven and gas hob, and space for essential appliances, with a ground floor shower room and WC conveniently positioned nearby.

Upstairs, three bedrooms are arranged off the landing, with fitted wardrobes to the principal rooms and a layout that adapts well to a variety of family needs. Double glazing and gas central heating ensure comfort throughout.

Outside, the rear garden combines paved areas and artificial lawn, enhanced by raised flowerbeds and an outside tap, while the front garden is low-maintenance with artificial grass and slate chippings, providing kerb appeal and practicality.

Located just 0.5 miles from Gordon Hill railway station with direct links into central London, the property is also within the catchment of well-regarded local schools, including Chase Side Primary, St Michael's, Lavender, and Wren Academy. Local shops and the amenities of Enfield Town are close at hand, while Hilly Fields Park and Forty Hall Estate offer accessible green space for recreation. With its combination of period charm, extended accommodation, and outdoor space, this home offers flexibility and potential for modern family living.

Local Authority: London Borough of Enfield
Council Tax Band: D

Inner Hallway

Door to lounge, cupboard housing: fuse box and electric meter, radiator, laminate wood flooring

Lounge

Double glazed window to front aspect, window to rear aspect, 2x storage cupboards, fitted shelving, feature fire place with brick surround, brick exposed chimney, door to stairs leading to first floor landing, access to kitchen, 2x radiator, laminate wood flooring

Kitchen

Spotlights to ceiling, double glazed door leading to rear garden, eye and base level units, larder cupboard, butler style sink with mixer tap, fitted electric oven, fitted gas hob with extractor over, space for fridge/freezer, space for washing machine, space for dryer, space for dishwasher, vertical radiator, door to WC to shower room, tiled flooring

Shower room

Spotlight to ceiling, frosted double glazed window to rear aspect, walk in shower cubicle with mains fed shower, low level WC, wash hand basin with mixer tap, electric toothbrush charger, heated towel rail, cupboard housing 'INTERGAS' combination boiler, extractor fan, part tiled walls, tiled flooring

First Floor Landing

Loft access, doors to all bedroom, carpet

Bedroom 1

Coving to ceiling, 2x double glazed window to front aspect, fitted wardrobes, radiator, laminate wood flooring

Bedroom 2

Coving to ceiling, double glazed window to rear aspect, fitted wardrobe, radiator, laminate wood flooring





BAKER
AND
CHASE

Bedroom 3

Double glazed window to rear aspect, radiator, carpet

Rear Garden

Outside tap, raised flowerbeds, part paved area, part artificial grass

Front Garden

Gas meter box, artificial grass, part pebble slate area

WC

Window to side aspect, wash hand basin with mixer tap (with splash back tiles), low level W/C

Disclaimer

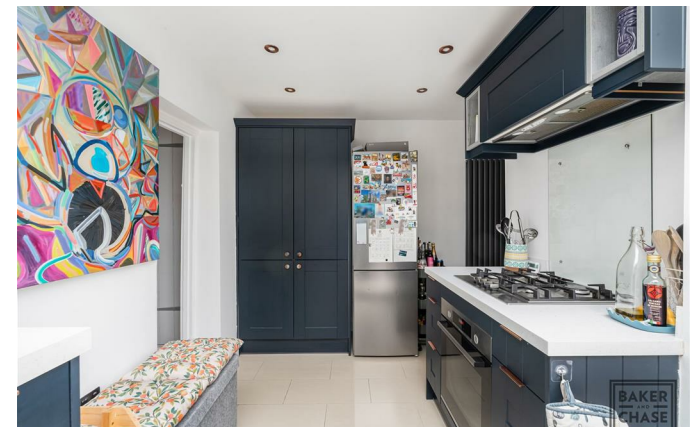
Viewings: In consideration of the current owner/occupants, please note:

- 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.





BAKER
AND
CHASE



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.

Copyright: You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

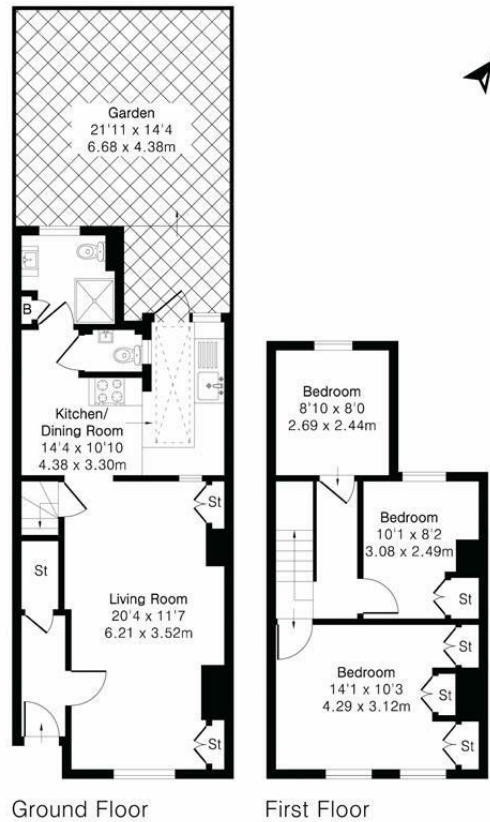




Approximate Gross Internal Area 853 sq ft - 79 sq m

Ground Floor Area 486 sq ft – 45 sq m

First Floor Area 367 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

