

321 High Street, Enfield, EN3 4DJ
Offers in excess of £260,000



PINDROP PROPERTY



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Council Tax Band: B

A beautifully presented one bedroom ground floor conversion with direct access to a generous private rear garden, off-street parking to the rear, and finished to a good standard throughout — a rare find in this location.

The property features a well-proportioned reception room ideal for both relaxing and entertaining, a comfortable double bedroom and a modern shower room. Additional benefits include secondary glazing to the front, enhancing comfort and reducing external noise.

Outside, the private rear garden offers a delightful space for outdoor living, while the allocated parking space at the rear provides secure off-street parking — a valuable feature in this area.

Location & Transport:

This home is positioned for excellent connectivity: approximately 0.3 miles from Southbury Station, 0.7 miles from Ponders End Station, and 0.8 miles from Brimsdown Station, all providing regular services into London Liverpool Street and beyond.

A number of local bus routes serve the immediate area, with stops nearby on Southbury Road and around Ponders End High Street.

For road users, the property benefits from easy access to major arterial routes including the Hertford Road and Southbury Road, while the A10, A406 North Circular Road are a short drive away — connecting to the wider London network and beyond, including the M25 orbital motorway.

Local Amenities & Schools:

Just a short stroll from local shops and services, including Tesco Ponders End, this location also falls within the catchment for highly regarded primary schools including Kingfisher Hall Primary Academy and Waverley School (both with Outstanding Ofsted ratings) — making it appealing for families and first-time buyers alike.

This one bedroom ground floor apartment offers an exceptional combination of outdoor space, practical living, strong



KEY'S

Carfax

Washing Machine

Control Panel: 1000, 1200, 1400, 1600, 1800, 2000, 2200, 2400, 2600, 2800, 3000, 3200, 3400, 3600, 3800, 4000, 4200, 4400, 4600, 4800, 5000, 5200, 5400, 5600, 5800, 6000, 6200, 6400, 6600, 6800, 7000, 7200, 7400, 7600, 7800, 8000, 8200, 8400, 8600, 8800, 9000, 9200, 9400, 9600, 9800, 10000

Stove and Oven

Countertop Appliances: Kettle, Toaster, Coffee Maker, Sugar, Coffee, Tea, Oil, Dish Soap

Labels: SUGAR, COFFEE, TEA, LAZU





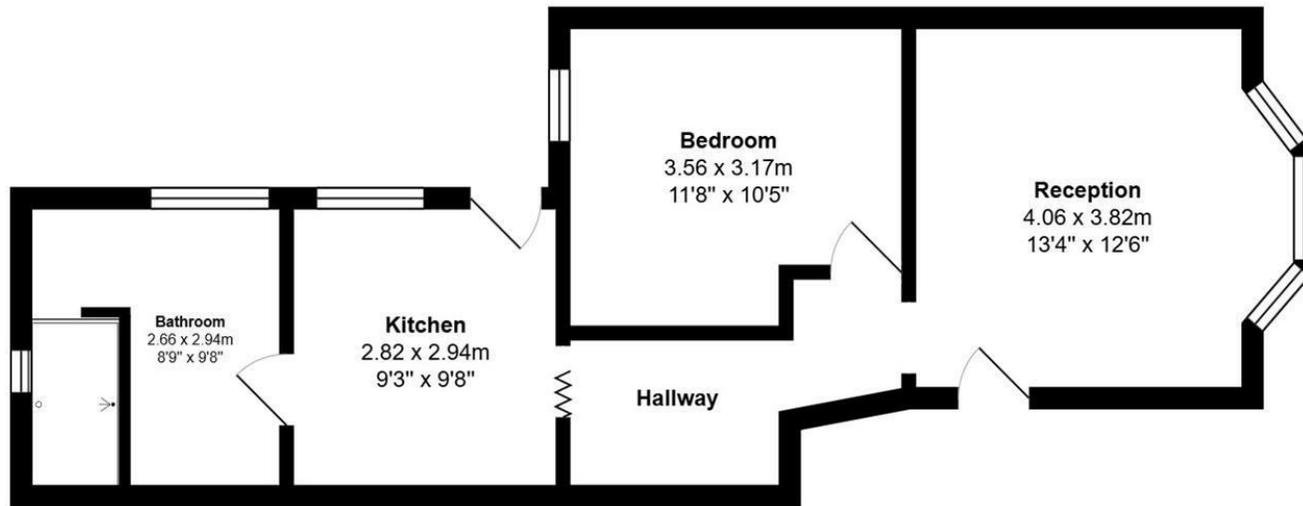


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Ground Floor

Total Area: 48.1 m² ... 518 ft²

All measurements are approximate and for display purposes only



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		69	77
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	