

## Morton Way, Enfield, London

A well-presented three-bedroom family home arranged over two floors, offering bright and versatile accommodation in a sought-after residential location within the popular Southgate area.

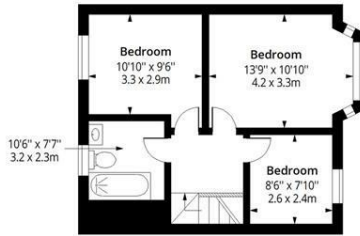
The ground floor provides spacious living accommodation, including a welcoming reception room and a modern fitted kitchen with ample dining space, creating an ideal environment for both everyday family living and entertaining. Large windows throughout allow for an abundance of natural light, enhancing the sense of space.

To the first floor are three well-proportioned bedrooms together with a contemporary family bathroom. The layout is perfectly suited to families, professionals, or those seeking additional space for home working.

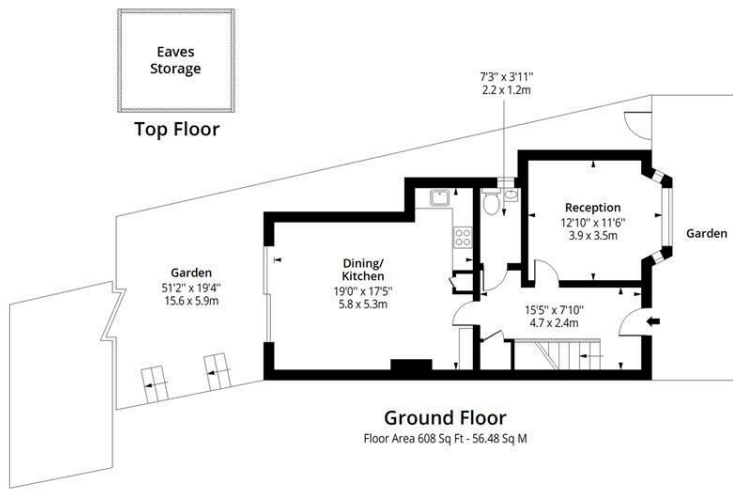
Externally, the property benefits from a private rear garden, ideal for outdoor dining and recreation, together with convenient access to local amenities.

- Three bedroom House
- 0.6 Miles To Arnos Grove
- 0.1 Miles To Arnos Park
- Located On Quite Residential Street
- EPC - B
- 1070 Sq Ft (99.40 SQ M)

**£750,000**



**First Floor**  
Floor Area 462 Sq Ft - 42.92 Sq M



**Ground Floor**  
Floor Area 608 Sq Ft - 56.48 Sq M



**Top Floor**

## Morton Way N14



Approx. Gross Internal Area  
1070 Sq Ft - 99.40 Sq M

Approx. Gross Storage Area  
96 Sq Ft - 8.92 Sq M



Measured according to RICS IPMS2. Floor plan is for illustrative purposes only and is not to scale. Every attempt has been made to ensure the accuracy of the floor plan shown, however all measurements, fixtures, fittings and data shown are an approximate interpretation for illustrative purposes only. 1 sq m = 10.76 sq feet.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<div style="text-align: center;"> <span style="font-size: 2em; font-weight: bold;">82</span> </div>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	