The Vineries, Enfield

Available

£625,000 (Freehold)

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Found in a peaceful cul-de-sac yet moments from the heart of Enfield Town, this 1930s home offers the perfect blend of character, space and convenience.

Located in the sought-after Vineries, this three-bedroom semi-detached house combines period charm with the practical features needed for modern family living.

Just 0.4 miles from Enfield Town Station, the property is ideally placed for commuters, with direct rail links into central London, while Enfield Town's vibrant selection of shops, cafés, restaurants and local amenities are all within easy reach. Nearby green spaces, including Enfield Town Park and the picturesque New River walks, provide plenty of opportunities to enjoy the outdoors.

Step inside and you'll find a spacious open-plan kitchen/dining room that forms the heart of the home, ideal for entertaining guests, family meals or simply everyday living. The ground floor also benefits from a convenient WC, while a versatile office/outbuilding offers excellent flexibility as a home office, playroom or creative space.

Outside, the property continues to impress with off-street parking, a garage and a generous rear garden, providing plenty of room for children to play, summer gatherings or potential future extension opportunities, subject to the necessary planning permissions.

Offering the timeless appeal of a 1930s home, generous living space and an enviable location close to excellent transport links, schools, shopping and green open spaces, this is a fantastic opportunity to secure a wonderful family home in one of Enfield's most desirable residential settings.

Tenure: Freehold
Local Authority: London Borough of Enfield
Council Tax Band: E

Inner Hallway
Original oak flooring, radiator, frosted double glazed window to side aspect, stairs to first floor landing, understairs storage cupboard housing: fuse box, gas and electric meters, further storage cupboard, door to reception room, door to kitchen/diner, door to WC.

Reception Room
Laminate wood flooring, radiator, uPVC double glazed windows to front aspect, coving to ceiling.

WC
Tiled flooring, frosted double glazed window to side aspect, low level WC, wash hand basin, wall mounted radiator, extractor fan, space for washing machine, space for dryer.

Kitchen/Diner
Original oak flooring, coving to ceiling, radiator, uPVC double glazed sliding door leading to rear garden, vinyl flooring, eye and base level units, part-tiled walls, integrated fridge/freezer, integrated dishwasher, stainless steel sink with mixer tap, fitted electric oven, fitted gas hob, uPVC double glazed window to rear aspect, spotlights to ceiling, original window to side aspect.

First Floor Landing
Loft access, carpet, frosted double glazed window to side aspect, door to all bedrooms, door to bathroom.

Bedroom One
Laminate wood flooring, radiator, uPVC double glazed window to front aspect, fitted wardrobes, fitted dressing table.

Bedroom Two
uPVC double glazed window to rear aspect, radiator, carpet, fitted wardrobe housing "Potterton" boiler.

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Bedroom Three
uPVC double glazed window to front aspect, radiator, original floorboards.

Bathroom
Vinyl flooring, frosted uPVC double glazed window to rear aspect, heated towel rail and radiator, tiled walls, roll-top bath with mixer tap and shower attachment, pedestal wash hand basin, low level WC, walk in shower cubicle with mains fed shower.

Rear Garden
Part paved area, rest laid to lawn, shrub borders, outside tap, side gate leading to shared driveway & garage, office to rear of garden.

Office
Carpet tiles, double glazed windows, power and lighting.

Front Garden
Paved for OSP, shrub hedges, shared driveway leading to garage.

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.

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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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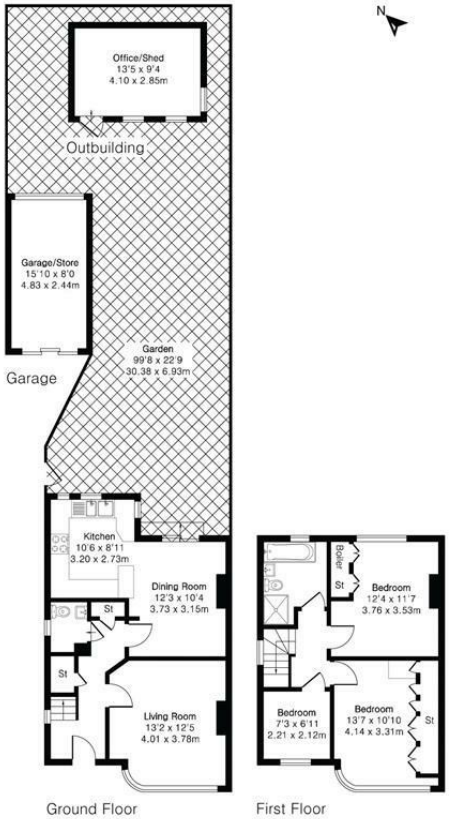
Approximate Gross Internal Area 963 sq ft - 90 sq m
(Excluding Garage & Outbuilding)
Ground Floor Area 502 sq ft – 47 sq m
First Floor Area 461 sq ft – 43 sq m
Garage Area 127 sq ft – 12 sq m
Outbuilding Area 126 sq ft – 12 sq m



PINKPLAN

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.

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EPC Rating D / Local Authority: London Borough of Enfield / Council Tax Band: E

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