



Farorna Walk, Enfield

Available

£575,000 (Freehold)





Stylish, and immaculately presented 2-bedroom end of terrace house, with private gated parking, garden and side access, on a desirable, no-through road.

Nestled in the desirable area of West Enfield, this charming home blends modern living with elegant character touches.

Built in 2020, it features cottage shutters throughout and a beautifully maintained patio garden bordered by a mature flowerbed, making it an ideal move-in ready home. Two spacious double-aspect bedrooms are filled with natural light, creating bright and restful spaces. The open-plan living and dining area is bathed in morning light and flows into a sleek, fully integrated kitchen. Bi-folding doors open to the garden, perfect for alfresco dining and entertaining.

Additional highlights include a welcoming hallway, engineered wood flooring with underfloor heating on the ground floor, and a feature fireplace. A gated, allocated parking space ensures convenience and security.

The location offers easy access to local amenities, schools, tube (Oakwood station is an 8 minute drive away providing access direct to London via the Piccadilly line)/overground links (Gordon Hill is just 0.5 miles away). The M25 is in close proximity, making it a practical choice for families, professionals, and downsizers alike. Farorna Walk offers the rare chance to own a modern home enriched with character through timeless design features with the added advantage of being with no onward chain.

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

Front

Inner Hallway

Engineered wood flooring (with under floor heating), spotlights to ceiling, cupboard housing: fuse box & electric meter, understairs storage cupboard, door to kitchen/ lounge, door to WC.

Kitchen / Lounge (Open-Plan)

Engineered wood flooring (with under floor heating), spotlights to ceiling, double glazed bi-folding doors leading to rear garden, feature fire place with cream limestone surround, double glazed windows to front and side aspect, double glazed door leading to communal area, eye and base level units, fitted "Bosch" induction hob with extractor over, double "Bosch" electric oven, integrated "Bosch" washer/dryer, integrated fridge/freezer, fitted wine cooler, integrated "Bosch" dishwasher, quartz worktops, downlighters under cupboards, cupboard housing "Vaillant" combination boiler, "Heatmiser" control panel for under floor heating.

WC

Tiled flooring (Carrera marble), tiled walls, extractor fan, spotlight to ceiling, wash hand basin with mixer tap, low level WC.

First Floor Landing

Spotlights to ceiling, engineered wood flooring, doors to both bedrooms, door to bathroom.

Bedroom One

Spotlights to ceiling, radiator, three double glazed windows to front aspect, two double glazed windows to side aspect, engineered wood flooring.

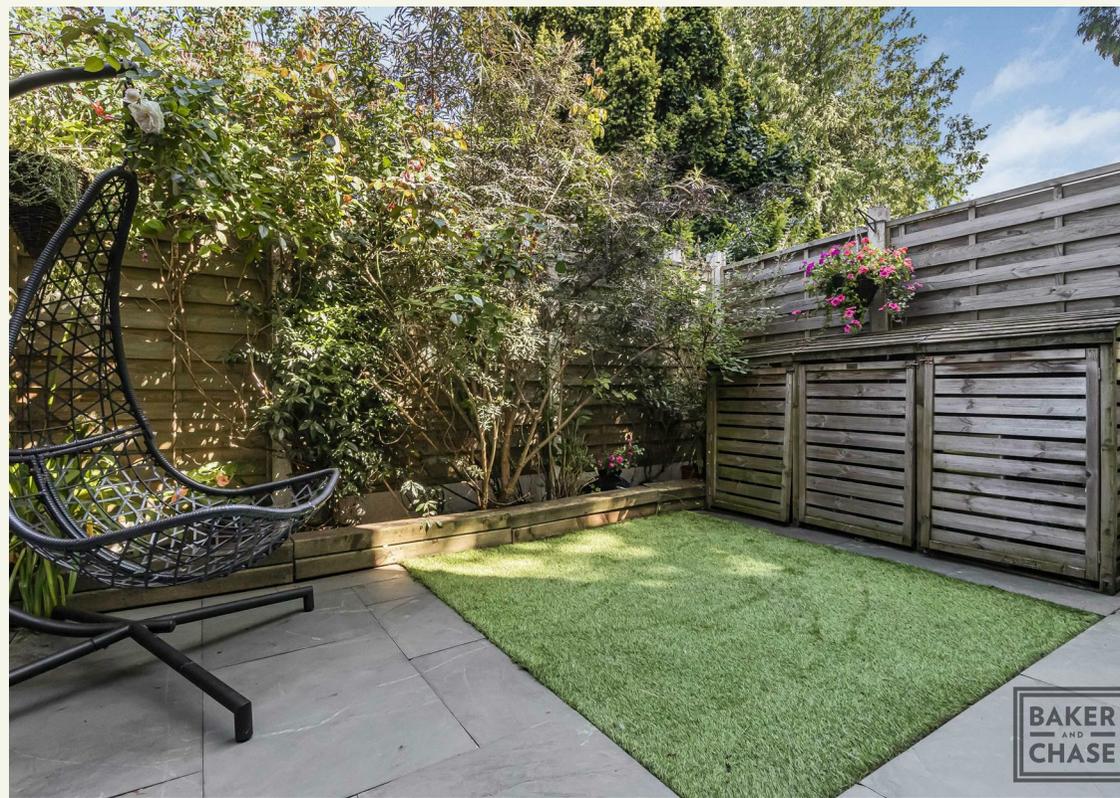
Bedroom Two

Spotlights to ceiling, radiator, engineered wood flooring, three double glazed windows to rear aspect, two double glazed windows to side aspect, fitted wardrobe, television aerial point.

Bathroom

Spotlights to ceiling, heated towel rail, extractor fan, frosted double glazed window to rear aspect, tiled flooring, tiled walls, low level WC, wash hand basin with mixer tap, bath with mixer tap and shower attachment.







Rear Garden

Paved patio area, artificial grass, outside tap, power point, bin storage area, side gate leading to communal area.

Disclaimer

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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.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

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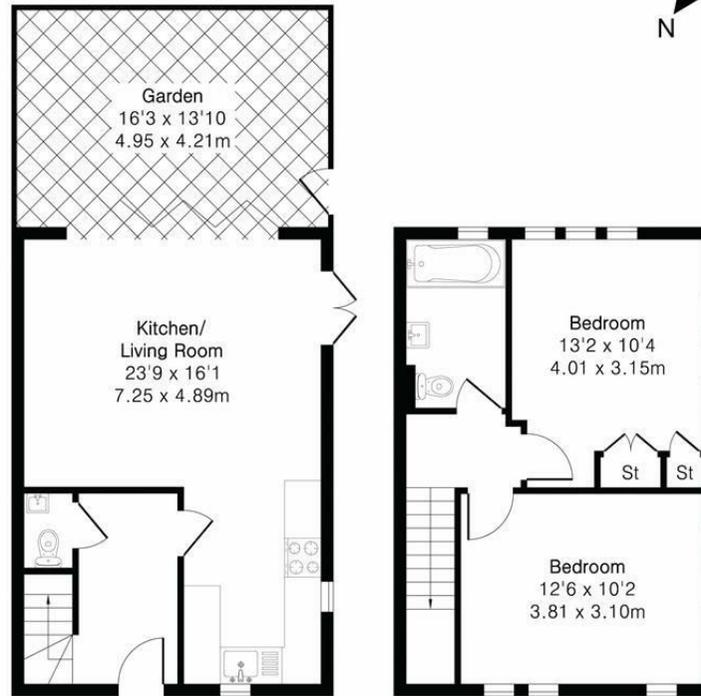


Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Approximate Gross Internal Area 764 sq ft - 70 sq m

Ground Floor Area 382 sq ft - 35 sq m

First Floor Area 382 sq ft - 35 sq m



Ground Floor

First Floor



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

