



Willow Road, Enfield

Available

Offers in excess of £600,000 (Freehold)





A characterful three-bedroom home on the popular Willow Estate, offering versatile living space, a private garden and excellent local amenities.

Situated on the sought-after Willow Estate, this attractive 1930s mid-terrace house combines period character with practical modern living, offering three well-proportioned bedrooms and excellent potential for family life or investment.

The ground floor features a spacious reception room with a gorgeous wood burning stove and industrial-feel brick exposed wall, leading into an open-plan kitchen and dining area, creating a sociable setting for everyday living and entertaining. The well-equipped kitchen provides ample storage and workspace, while a separate utility room and WC add further practicality.

Upstairs, the first floor offers three generously sized bedrooms, each providing comfortable and versatile accommodation, alongside a well-appointed family bathroom.

Outside, the property benefits from a private rear garden and a rear garage, offering useful storage or potential for further development, subject to planning permission.

The property is ideally positioned for Enfield Town's excellent range of amenities, with cafés and restaurants including La Vida Café & Bistro, Ladysmith Cafe, O'Neill's and The Kings Head nearby. Local schools include St Andrew's CofE Primary School, George Spicer Primary School, Lavender Primary School and Chace Community School.

For outdoor recreation, Town Park and Bush Hill Park provide attractive green spaces nearby, while Forty Hall Park and Estate offers extensive parkland, lakes, gardens and a café.

With excellent access to local amenities, schools and transport links, this charming Willow Estate home offers a wonderful opportunity to create a comfortable family home in a well-connected Enfield location.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: D

Front Garden

Part gravel stone area. gas meter box.

Porch

Tiled flooring, door leading to inner hallway, power point.

Inner Hallway

Laminate wood flooring, exposed brick wall, radiator, spotlights to ceiling, fitted coat rack, stairs to first floor landing, understairs storage cupboard housing: fuse box and electric meter, understairs shoe drawer, door to lounge, access to kitchen/diner, door to WC.

Lounge

Laminate wood flooring, spotlights to ceiling, radiator, uPVC double glazed window to front aspect, plantation shutters, wood burning stove with brick exposed wall.

Kitchen/Diner

Laminate wood flooring with underfloor heating, spotlights to ceiling, three Velux windows, double glazed bi-folding doors leading to rear garden, eye and base level units, inset sink with mixer tap, integrated dishwasher, fitted electric oven, fitted microwave oven with warming drawer, fitted induction hob, fitted downdraft extractor fan, fitted wine cooler, kitchen island with stools under, integrated pop-up power point socket, integrated fridge/freezer, door to utility room, fitted electric roller blinds, 'NEST' thermostat.

Utility Cupboard

Tiled flooring, spotlights to ceiling, fitted shelving, fitted cupboards, plumbed for washing machine, plumbed for dryer.

WC

Tiled flooring, spotlights to ceiling, low level WC, wash hand basin with mixer tap, part-tiled walls.

First Floor Landing

Brick exposed wall, loft access, carpet, spotlights to ceiling, doors to all bedrooms, door to bathroom.





Bedroom One

uPVC double glazed, window to front aspect, fitted blackout blinds, plantation shutters, carpet, radiator, fitted wardrobes.

Bedroom Two

Carpet, spotlights to ceiling, uPVC double glazed window to rear aspect, fitted wardrobes housing: 'Potterton' boiler and water cylinder, radiator.

Bedroom Three

Carpet, radiator, uPVC double glazed window to front aspect, blackout blinds, plantation shutters, fitted wardrobes, spotlights to ceiling.

Bathroom

Tiled flooring, tiled walls, spotlights to ceiling, heated towel rail, extractor fan, wash hand basin with mixer tap, bath with mixer tap and shower attachment, low level WC, walk in shower cubicle with mains fed shower, frosted uPVC double glazed window to rear aspect.

Rear Garden

Paved patio area, rest laid to lawn, outside tap, power point, gate leading to rear vehicular access, door to garage.

Garage

Up and over door.

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.

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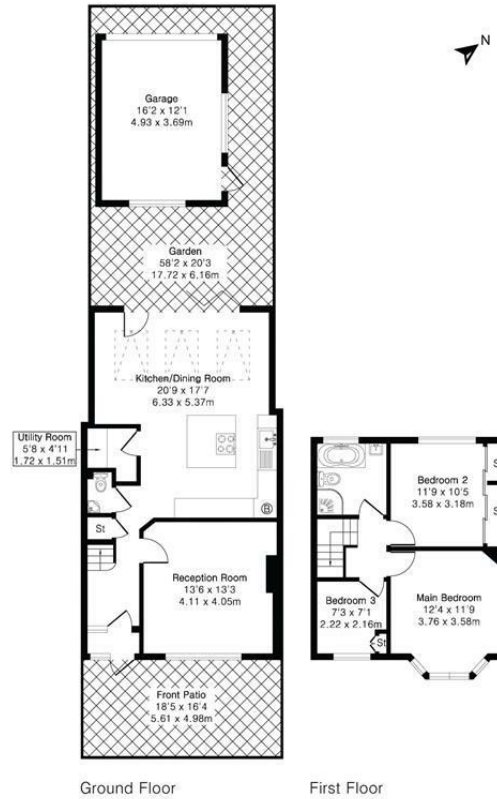


**Approximate Gross Internal Area 1063 sq ft - 99 sq m
(Excluding Garage)**

Ground Floor Area 644 sq ft - 60 sq m

First Floor Area 419 sq ft - 39 sq m

Garage Area 196 sq ft - 18 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 C / Local Authority: London Borough of Enfield / Council Tax Band: D

