



## **Cedar Road, Enfield**

Available

Offers in excess of £550,000 (Freehold)





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**A well-proportioned five-bedroom family home, arranged over three floors with a southerly-facing rear garden, side access via a tunnel link, and located within 0.2 miles of Gordon Hill railway station.**

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A well-presented five-bedroom family home arranged over three floors, featuring a southerly-facing rear garden and side access. The property is conveniently within walking distance of Gordon Hill railway station, local schools, and amenities, and is offered chain free.

The ground floor opens into a hallway leading to a bright lounge and a spacious kitchen, fitted with eye and base units, integrated appliances, and dual rear and side access to the garden. The kitchen will be sold with the dishwasher and washing machine, possibly including the fridge/freezer, and the water meter is located in the base unit under the boiler. Double glazed windows provide natural light, while Karndean laminate flooring and built-in storage throughout the ground floor create a practical and well-connected layout.

On the first floor, three bedrooms are arranged off the landing with a family bathroom featuring both bath and mains-fed shower. The middle bedroom wardrobe is included in sale. The second floor hosts two further bedrooms, each with a Jack and Jill en-suite with hand basins, Velux windows, and under-eaves storage, providing flexible accommodation. Karndean laminate flooring continues on this floor.

Externally, the southerly-facing rear garden combines lawn, paved and pebble areas with shrub borders and a brick-built outhouse. A light at the back door and a recently installed tunnel gate add practicality and security. The front garden is low-maintenance with gated access to the tunnel-linked side entrance.

Located in a sought-after school catchment and a short walk from Gordon Hill station, the property offers practical accommodation with planning permission for a ground floor extension, close to local shops, cafés, and Enfield Town.

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

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## Inner Hallway

Stairs to first floor landing, door to lounge, door to kitchen, radiator, Karndean laminate flooring

## Lounge

uPVC double glazed window to front aspect, radiator, Karndean laminate flooring

## Kitchen

2x uPVC double glazed window to rear aspect, eye and base level units, part tiled walls, storage cupboard, further fitted storage cupboard housing: fuse box and electric meter, stainless steel sink with mixer tap, integrated dishwasher, space for washing machine, space for fridge freezer, space for 7 ring Belling gas cooker (with extractor over), cupboard housing 'Vaillant' boiler, leading to rear garden, vertical radiator, Karndean laminate flooring

## First Floor Landing

Doors to bedrooms 2, 4 and 5, door to bathroom, stairs to second floor landing, 2x storage cupboards, carpet

## Bedroom 2

uPVC double glazed window to front aspect, radiator, carpet

## Bedroom 4

uPVC double glazed window to front aspect, radiator, carpet

## Bedroom 5

uPVC double glazed window to rear aspect, fitted storage cupboard, radiator, carpet

## Bathroom

Frosted uPVC double glazed window to rear aspect, spotlight to ceiling, heated towel rail, wash hand basin with mixer tap (and storage under), low level WC, paneled bath with mixer tap, mains fed shower, tiled walls, tiled flooring





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## Second Floor Landing

uPVC double glazed window to rear aspect, skylight, spotlight to ceiling, doors to bedroom 1 and 3, carpet

## Bedroom 1

Sliding uPVC double glazed door to rear aspect, spotlight to ceiling, radiator, door to En-suite, Karndean laminate flooring

## En-Suite (Jack and Jill Style)

Velux window, spotlights to ceiling, fitted shelving, walk in shower cubicle with mains fed shower, wash hand basin with mixer tap (and storage under), low level WC, heated towel rail, extractor fan, part tiled walls, tiled flooring, door to bedroom 1 and 3

## Bedroom 3

2x Velux windows, spotlight to ceiling, under eaves storage, radiator, door to En-suite, Karndean laminate flooring

## Rear Garden

Gate leading to tunnel link, brick built storage shed, power point, outside tap, part paved area, part pebble stone area, rest laid to lawn

## Front Garden

Gate leading to tunnel link with a security gate, part pebble stone area, remainder laid to lawn.

## 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





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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.

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 1355 sq ft – 126 sq m  
 Ground Floor Area 421 sq ft – 39 sq m  
 First Floor Area 503 sq ft – 47 sq m  
 Second Floor Area 339 sq ft – 31 sq m  
 Outbuilding Area 92 sq ft – 9 sq m



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 as defined by RICS code of measuring practise. No guarantee is given on 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

