



Walton Street, Enfield

Available

£575,000 (Freehold)





An impressive four-bedroom period home combining timeless character with contemporary family living, offering generous accommodation and excellent scope for future enhancement.

Located on Walton Street, this attractive mid-terrace home effortlessly combines period charm with modern family living. Offering four well-proportioned bedrooms, an additional study and versatile living accommodation throughout, it is perfectly suited to growing families.

The ground floor features two spacious reception rooms, ideal for both everyday living and entertaining, while the well-appointed kitchen flows seamlessly into the dining area, creating a sociable space for family meals and gatherings. Upstairs, the property benefits from a contemporary family bathroom, with the principal bedroom enjoying the added luxury of an en-suite shower room.

There is also excellent scope to extend or further enhance the property, subject to the necessary planning permissions, allowing buyers to create a home tailored to their individual needs.

Ideally located within the catchment area of several highly regarded schools, the property is also just 0.5 miles from Gordon Hill Station, providing direct links into Central London. A selection of local shops, cafés, supermarkets and everyday amenities can be found nearby along Lancaster Road and Lavender Hill, while Enfield Town offers a wider choice of shopping, restaurants and leisure facilities.

For those who enjoy the outdoors, Hilly Fields Park, Forty Hall Estate and Trent Country Park are all within easy reach, offering acres of open green space, woodland walks and recreational facilities.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: D

Front Garden

Part tiled area, part paved area, flower bed.

Inner Hallway

Engineered wood flooring, radiator, door to reception one, door to reception two, stairs to first floor landing.

Reception One

Engineered wood flooring, coving to ceiling, feature fire place, radiator, uPVC double glazed window to front aspect, fitted storage cupboards and shelving (housing fuse box and electric meter).

Reception Two

Engineered wood flooring, vertical radiator, uPVC double glazed door leading to rear garden, understairs storage cupboard housing gas meter, access to kitchen.

Kitchen

Tiled flooring, part-tiled walls, base level units, fitted electric oven, fitted gas hob with extractor over, butler style sink with mixer tap, fitted shelving, cupboard housing 'Worcester' boiler, double glazed sash window to rear aspect.

First Floor Landing

Carpet, doors to bedrooms two, three and four, door to bathroom.

Bedroom Two

Carpet, fitted wardrobe, two uPVC double glazed windows to front aspect, radiator, fitted storage cupboards.

Bedroom Three

Carpet, radiator, uPVC double glazed window to rear aspect, fitted shelving.

Bedroom Four

Carpet, uPVC double glazed window to rear aspect, radiator.





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Bathroom

Tiled flooring, tiled walls, radiator, spotlights to ceiling, pedestal wash hand basin, low level WC, bath with mixer tap and shower attachment, fitted shelving.

Second Floor Landing

Carpet, Velux window, door to bedroom one, door to study.

Bedroom One

Radiator, two Velux windows, fitted wardrobes, under eaves storage, engineered wood flooring, door to en suite.

En-suite

Marble tiled flooring, part-tiled walls, spotlights to ceiling, extractor fan, heated towel rail, low level WC, wash hand basin with mixer tap, walk-in shower cubicle with mains fed shower, uPVC double glazed sash window to rear aspect.

Study

Engineered wood flooring, radiator, uPVC double glazed sash window to rear aspect, spotlights to ceiling.

Rear Garden

Part paved area, part artificial grass, outside tap, power point, timber-built shed, raised flower bed.

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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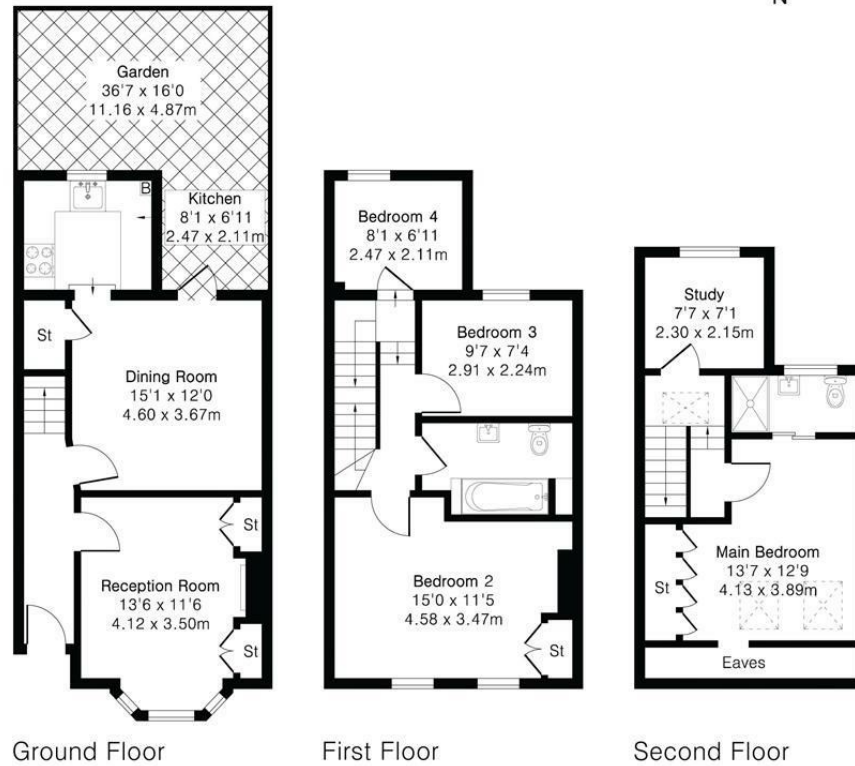


Approximate Gross Internal Area 1133 sq ft - 105 sq m

Ground Floor Area 426 sq ft – 40 sq m

First Floor Area 423 sq ft – 39 sq m

Second Floor Area 284 sq ft – 26 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 D / Local Authority: London Borough of Enfield / Council Tax Band: D

