**53 Archer Way, Enfield, EN2 8FW**

**£800,000**

Lanes
ESTATE AGENTS

# 53 Archer Way, Enfield, EN2 8FW

Set within a sought-after modern development, this stylish four-bedroom townhouse offers flexible family living arranged over three floors. Built in 2020, the property combines contemporary design with practical features throughout.

The ground floor comprises a bright and spacious kitchen and dining area with direct access to the south-facing rear garden, a study and downstairs WC. The property also benefits from a garage and excellent storage options.

The first floor features a generous reception room, two bedrooms, one with an ensuite, as well as a separate family bathroom. The second floor offers two further bedrooms, one of which benefits from an ensuite bathroom, providing excellent flexibility for family living or guests.

The location is particularly convenient, with an Ofsted Outstanding school less than 100 yards away. Gordon Hill station is approximately a ten-minute walk, providing easy access into London, while Oakwood Underground Station is also a short drive away. The property also offers convenient road links to the M25 and North Circular, making it well positioned for commuters.

| | |
|---|---|
| **Door to** | |
| **Study** | 10'5" x 8'6" (3.2 x 2.6) |
| **Kitchen** | 15'8" x 11'9" (4.8m x 3.6m) |
| **W.C** | |
| **Reception Room** | 15'8" x 14'9" (4.8 x 4.5) |
| **Bedroom 1** | 14'9" x 10'9" (4.5 x 3.3) |
| **En-suite** | |
| **Bedroom 2** | 10'9" x 9'10" (3.3 x 3.0) |
| **Bathroom** | |
| **Bedroom 3** | 14'9" x 10'9" (4.5 x 3.3) |
| **Bedroom 4** | 14'9" x 9'2" (4.5 x 2.8) |
| **En-suite** | |
| **Front Garden** | |
| **Rear Garden** | |
| **Garage** | 18'0" x 9'10" (5.5 x 3.0) |

**Reference**
ET5349/GA/17082026 - Enfield Estate Agent

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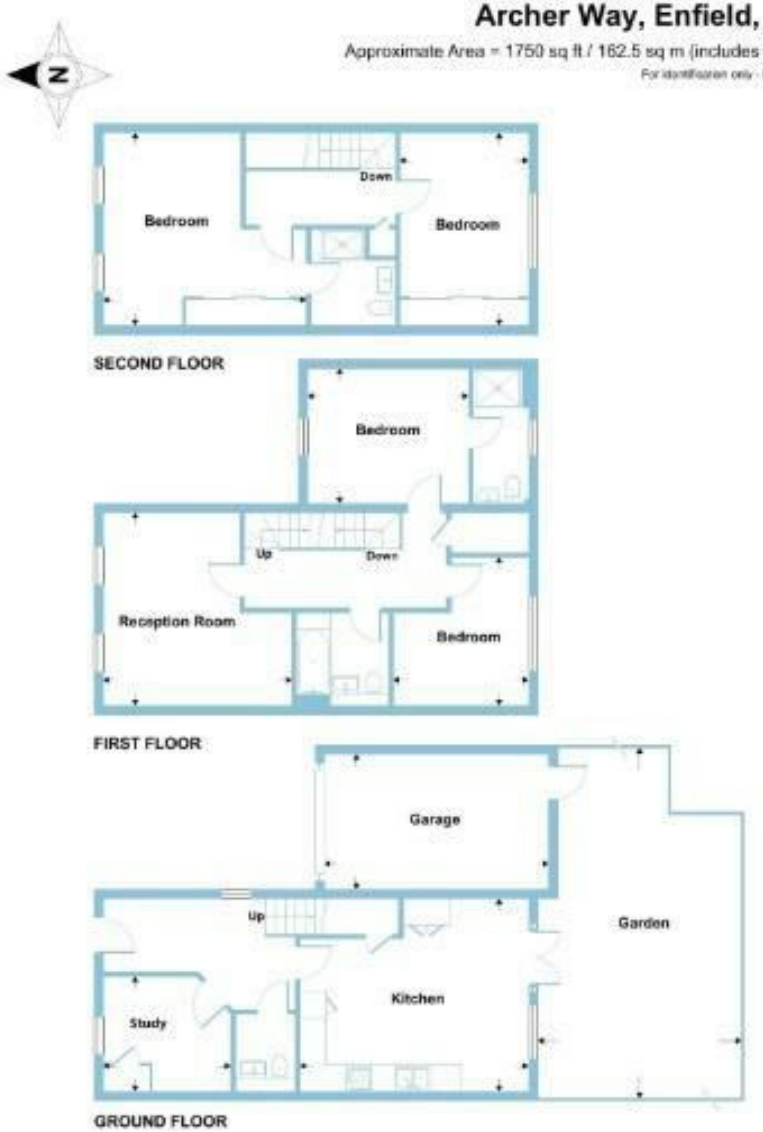
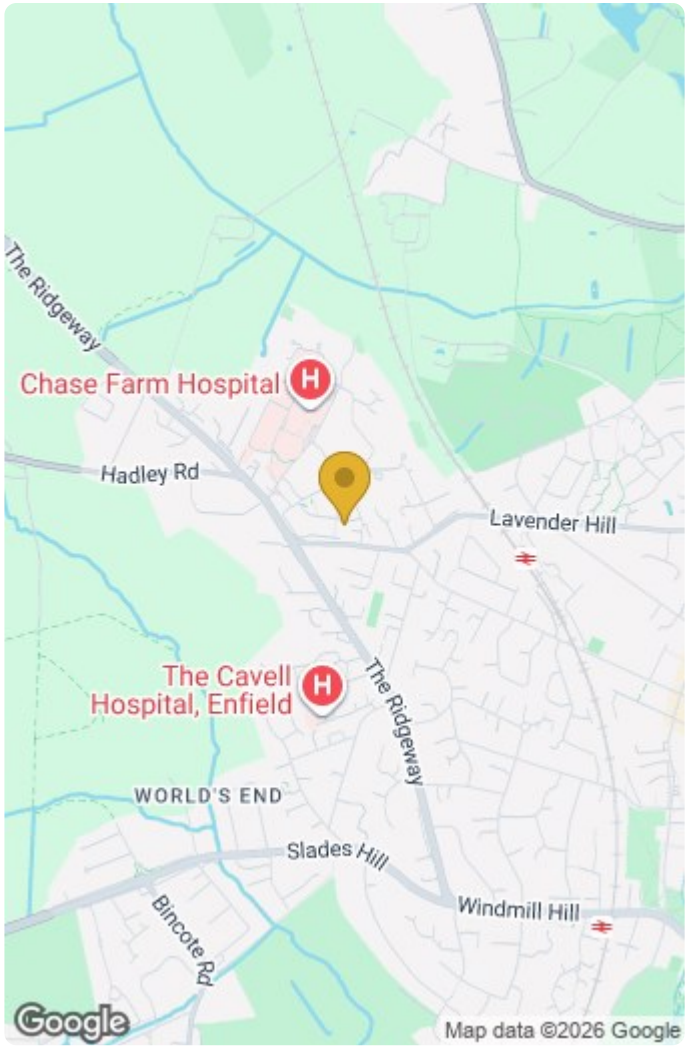
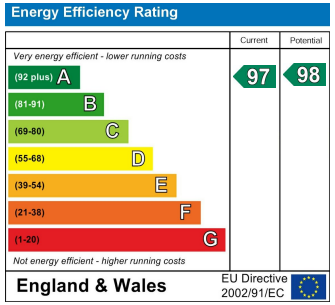
# Archer Way, Enfield, EN2

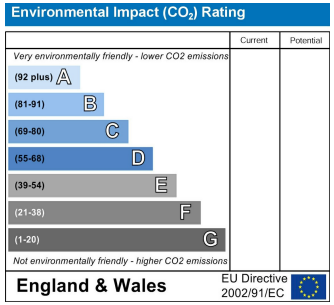
Approximate Area = 1750 sq ft / 162.5 sq m (includes garage)

For identification only - Not to scale

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We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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