

Falmer Road, Enfield

Available

£550,000 (Freehold)

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A well-presented three-bedroom home offering versatile living space, excellent storage and a range of local amenities nearby.

Situated on Falmer Road in Enfield, this three-bedroom mid-terrace house offers well-arranged accommodation, two bathrooms and practical features suited to modern family living.

The reception room provides an inviting space to relax or entertain, with a brick fireplace creating an attractive focal point. The kitchen benefits from an adjoining porch, providing useful additional storage and helping keep the main cooking area organised.

All three bedrooms feature storage cupboards, while the master bedroom further benefits from built-in wardrobes and an en-suite shower room. A separate family bathroom serves the remaining bedrooms. Outside, the rear garden offers space to enjoy the warmer months, with decking providing an ideal spot for outdoor dining and entertaining.

The property is conveniently positioned for Enfield Town Station (approximately 0.3 miles), Bush Hill Park Station (0.6 miles), Enfield Chase Station (0.8 miles) and Southbury Station (0.8 miles), offering a choice of rail connections.

The surrounding area also provides a variety of local amenities, including cafes such as Ladysmith Cafe and Bonêma Brasserie, restaurants including Savoy Spice and The Banc, and schools such as George Spicer Primary School, Bush Hill Park Primary School and Enfield Grammar School. For outdoor recreation, Bush Hill Park and Riverside Park are also within the local area.

With its well-planned accommodation, useful storage and access to a variety of nearby amenities, this property is well worth an internal viewing.

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

Exterior

Entrance Porch
Door leading to reception, engineered wood

Reception
Double glazed uPVC facing front, brick fireplace, engineered wood flooring, spotlights, radiator

Kitchen
Double glazing uPVC facing rear, utility space which houses boiler, understairs storage which houses fuse box and meters, radiator, gas cooker with extractor fan, subway tiles, rear porch with storage, engineered wood flooring, single drainer sink with mixer tap.

Bathroom
Pedestal wash basin, heated towel rail, 'P' shaped bath with shower attachment, frosted double glazed uPVC window, low level WC, part-tiled.

First Floor Landing
Carpet, storage cupboard.

Bedroom Two
Double glazed uPVC window with shutters, radiator, carpet, storage cupboard.

Bedroom Three
Double glazed uPVC window with shutters, carpet, storage cupboard.

Bedroom One
uPVC windows with shutters, carpet, radiator, built in wardrobes.

En-Suite
Shower, wall mounted countertop wash basin, freestanding bathtub, heated towel rail, 'P' shaped, eaves storage, spotlights on floor, sani-flow toilet.








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Garden
West facing, rear access, decking to back of garden.

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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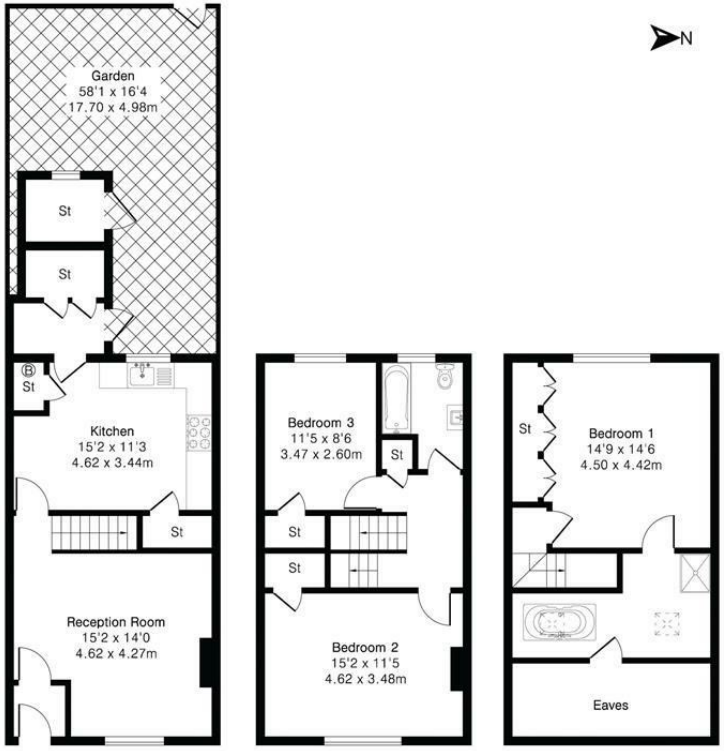

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Approximate Gross Internal Area 1298 sq ft - 120 sq m
Ground Floor Area 522 sq ft – 48 sq m
First Floor Area 434 sq ft – 40 sq m
Second Floor Area 342 sq ft – 32 sq m



PINKPLAN

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.

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EPC Rating C / Local Authority: London Borough of Enfield / Council Tax Band: D

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