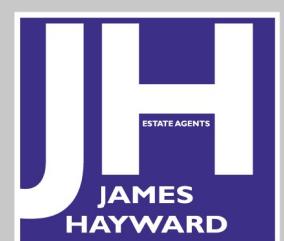




Birkbeck Road | | Enfield | EN2 0DX

Offers Over £700,000



## Key features

- EXTENDED FOUR BEDROOM SEM-DETACHED FAMILY HOME
- FRONT RECEPTION WITH FEATURE FIREPLACE & PLANTATION SHUTTERS
- BRIGHT & AIRY KITCHEN-DINING ROOM WITH UTILITY AREA & DOWNTAIRS CLOAKROOM
- GOOD SIZED CONSERVATORY OVERLOOKING WELL MAINTAINED REAR GARDEN
- SOUTHERLY FACING REAR GARDEN WITH PATIO & MATURE PLANTS & SHRUBS
- FIRST FLOOR FAMILY BATHROOM & EN-SUITE TO LOFT ROOM
- ADDITIONAL LOFT SPACE FOR STORAGE AREA
- FRONT DRIVEWAY AND GARAGE TO THE REAR
- CLOSE TO A WEALTH OF LOCAL EVERY DAY CREATURE COMFORTS & SCHOOLS
- WITHIN EASY REACH OF TRANSPORT/MOTORWAY LINKS, SPORTS & LEISURE FACILITIES

## Description

James Hayward are pleased to present, Birkbeck Road in Enfield; a deceptively spacious, extended four-bedroom semi-detached house with extra storage room in the loft. This well presented home offers a perfect blend of space and comfort for modern family living and spans an impressive 1,512 square feet providing versatility throughout.

There is a lovely front reception room with feature fireplace and plantation shutters and a spacious kitchen-dining room, which is ideal for family meals and gatherings. The addition of a conservatory enhances the living space, allowing natural light to flood in and creating a delightful area to enjoy the garden views throughout the seasons. There is also a utility area and downstairs cloakroom offering convenience for all.

This residence features four generously sized bedrooms, ensuring that everyone has their own private retreat. There is a first floor family bathroom and an ensuite to the loft room, ensuring morning routines will be a breeze for the whole family.

Outside, the property is complemented by a well maintained southerly facing garden, front off street parking for one vehicle, that ensures a stress free return home each day, plus a garage located at the rear, providing additional storage or parking options.

This semi-detached house on Birkbeck Road is not just a home; it is a lifestyle choice, offering both comfort and convenience in a sought-after location with plenty of amenities, transport/motorway links and schools for ages; Enfield Town, the historic Forty Hall Estate and Hilly fields are also within easy reach.

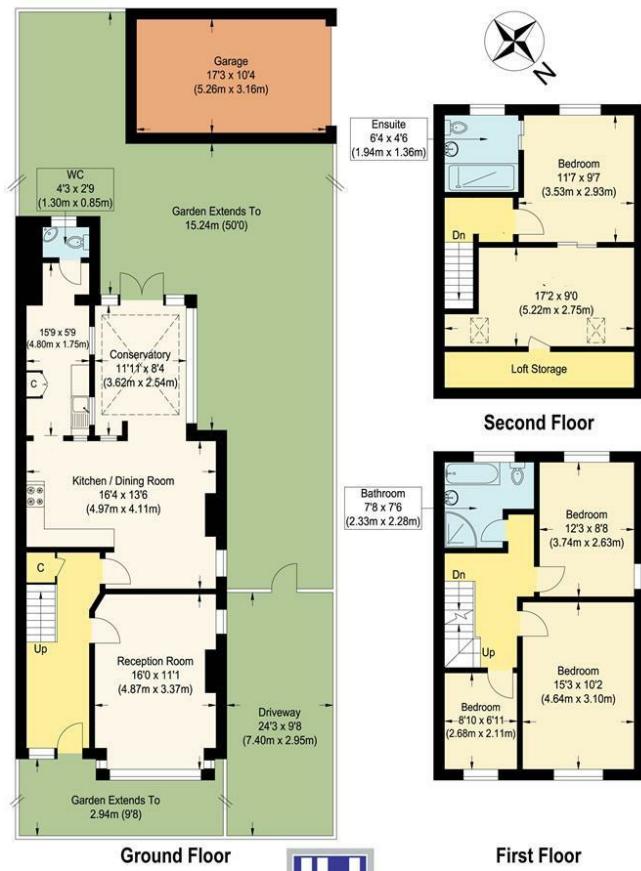
If you are looking to settle down, then this property is a wonderful opportunity that should not be missed; bright, spacious, family friendly and ideally situated for an abundance of creature comforts.



A well maintained, four bedroom semi detached home, with front off street parking, garage to rear and a southerly facing garden. The property provides spacious and versatile living accommodation and benefits from a first floor family bathroom, en-suite to the loft room and a downstairs cloakroom. The Kitchen-dining room with utility area, is undoubtedly the heart of the home and also flows through to the conservatory, providing excellent space for family & friends to gather. Location wise, this very appealing family home is close to an abundance of everyday amenities, transport/motorway links, some highly regarded schools and plenty of green spaces, including Forty Hall estate and Hilly Fields.



## Floor plans



### Birkbeck Road, EN2

Approximate Gross Internal Floor Area : 146.0 sq m / 1571.53 sq ft

(Excluding Garage & Loft Storage)

Garage Area : 16.60 sq m / 178.68 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	73	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



181 Chase Side  
Enfield  
Greater London  
EN2 0PT  
020 8367 4000  
sales@james-hayward.com  
James-Hayward.com