



CHURCHBURY ROAD, EN1 3HP



£515,000 Freehold

- CHAIN FREE
- EXTENDED KITCHEN/DINER
- TWO BEDROOMS
- DOWNSTAIRS CLOAKROOM
- NEW ROOF
- VICTORIAN MID TERRACED
- THROUGH LOUNGE
- FAMILY BATHROOM
- GARDEN
- REFURBISHED THROUGHOUT

Property Details

Located on the sought-after Churchbury Road in Enfield, this beautifully presented mid-terraced Victorian home has been thoughtfully and extensively refurbished by the current owner to combine timeless period charm with stylish modern living. Retaining many original features, the property boasts a spacious through lounge complete with elegant sash windows, stripped wooden floorboards, and a stunning cast iron fireplace – creating a warm and inviting living space.

To the rear, the home has been extended to create a light-filled kitchen diner, featuring a newly fitted kitchen with integrated appliances, ample storage, and French doors opening onto a private courtyard garden – perfect for entertaining or relaxing outdoors. A convenient downstairs cloakroom adds further practicality to the ground floor.

Upstairs, the property offers two well-proportioned bedrooms and a contemporary bathroom, fitted with a luxurious roll-top bath and a separate walk-in shower cubicle, providing both comfort and convenience. The entire property has been refurbished to a high standard, offering a turn-key opportunity for discerning buyers.

Churchbury Road is a quiet residential street located within easy reach of Enfield Town with its wide array of shops, restaurants, and amenities. The property is ideally positioned for excellent transport links, including Enfield Town Station and Enfield Chase Station, both offering direct services into London Liverpool Street and Moorgate, making this a perfect home for commuters.

Families will appreciate the close proximity to several highly regarded local schools, including Enfield Grammar School and St. Andrew's CofE Primary School. The area also benefits from nearby green spaces, including Town Park and Forty Hall Estate, offering lovely outdoor leisure opportunities.

Pursuant to the Estate Agents act we must advise the vendor of this property is a relation of an employee of Mortemore Mackay.

Approximate Gross Internal Area 903 sq ft - 84 sq m
 Ground Floor Area 502 sq ft – 47 sq m
 First Floor Area 401 sq ft – 37 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.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		84
(69-80)	C		
(55-68)	D	66	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

