

Graeme Road, Enfield

Available

Offers over £650,000 (Freehold)

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A well-appointed three-bedroom end-of-terrace home offering versatile living space, quality kitchen features and excellent amenities nearby.

This spacious Enfield property combines character features, modern fittings and practical additions, making it well suited to family living and working from home.

Located on Graeme Road, Enfield, this three-bedroom end-of-terrace house offers generous accommodation and a modernised interior throughout. The reception room features an open fireplace, creating an attractive focal point, while a separate office provides valuable space for home working.

The open-plan kitchen/diner is ideal for everyday family life and entertaining, featuring porcelain tiled flooring, matching wall and base units, granite worktops, a kitchen island with built-in storage and a skylight that enhances natural light. A further fireplace adds character to the space. A separate utility room helps keep household tasks organised, while the downstairs shower room benefits from a waterfall shower head.

The spacious bedrooms offer flexibility for family members and guests, complemented by a family bathroom with a jacuzzi bath for added luxury. Outside, the property benefits from a generous garden with a shed, providing additional storage and room to enjoy the outdoors, alongside an electric vehicle charging point to the front.

The property is well positioned for local amenities, including Baker Street Cafe, Enjoy Cafe, Sun Chuen and Enfield Mega Kebab. Nearby schools include St Andrew's CofE Primary School, St George's Catholic Primary School, Chace Community School and Enfield County School for Girls. Local green spaces and nearby school playing fields provide opportunities for outdoor recreation.

Transport links include Enfield Town railway station, approximately 0.5 miles away, Enfield Chase railway station, around 0.7 miles away, and Gordon Hill railway station, approximately 0.8 miles away, offering connections for commuters travelling across London and beyond.

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

Front
Resin driveway, EV charging point, shrub borders

Hallway
Wooden flooring, wooden skirting boards, picture rails, coving, ceiling rose, radiator, staircase, doors to

Reception Room
Wooden flooring, wooden skirting boards, picture rails, ceiling rose, coving, radiator, open fire place, double glazed windows to front aspect

Office
Wooden flooring, wooden skirting boards, coving, picture rails, radiator, double glazed windows to front aspect

Open Plan Kitchen/Diner
Wood flooring, wooden skirting boards, picture rails, coving, fireplace, radiator, porcelain tiled flooring and skirting boards, matching wall and base units with Granite countertops, kitchen island with built in storage, sink with mixer tap, electric cooker, built in appliances, double glazed windows to side aspect, skylights, bi-fold doors to rear aspect

Garden
Stone paved patio, laid to lawn with shrub borders, shed

Utility Room
Porcelain tiled, wooden skirting boards, storage cupboards, double glazed door to rear aspect

Shower Room
Porcelain tiled surround, w/c low flush, shower cubicle with waterfall shower head, heated towel rail, floating vanity with Granite worktops and mixer taps









First Floor Landing
Laminate flooring, wooden skirting boards, picture rails, loft hatch, double glazed windows to side aspect, doors to

Main Bedroom
Laminate flooring, wooden skirting boards, picture rails, coving, ceiling rose, radiator, double glazed windows to front aspect

Bedroom Three
Laminate flooring, wooden skirting boards, picture rails, coving, ceiling rose, double glazed windows to front aspect

Bedroom Two
Laminate flooring, wooden skirting boards, picture rails, coving, radiator, double glazed windows to rear aspect

Family Bathroom
Marble tiled surround, jacuzzi bath with mixer tap and shower attachment, w/c low flush, floating vanity sink with marble surround and mixer tap, heated towel rail, double glazed windows to rear aspect

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








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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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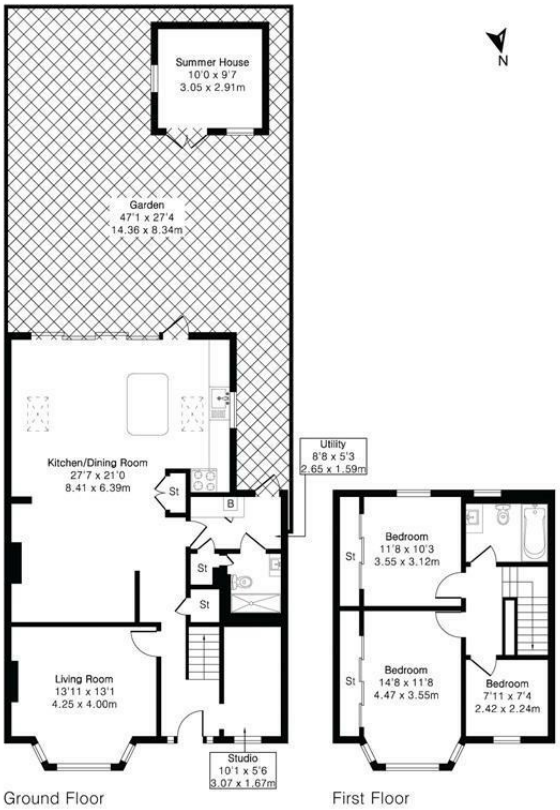

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Approximate Gross Internal Area 1412 sq ft - 132 sq m
(Excluding Outbuilding)
Ground Floor Area 932 sq ft – 87 sq m
First Floor Area 480 sq ft – 45 sq m
Outbuilding Area 96 sq ft – 9 sq m



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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