



Shepley Mews, Enfield

Available

Offers in excess of £400,000 (Freehold)





Set in the peaceful residential surroundings of Shepley Mews, Enfield, this well-presented two-bedroom mid-terrace house offers comfortable living with excellent access to transport links, local amenities, schools and green spaces.

This well-positioned two-bedroom mid-terrace house in Shepley Mews offers a comfortable and practical home in a peaceful residential setting, with excellent connections and a range of amenities nearby.

Upon entering, you are welcomed into a bright reception room providing a warm and inviting space for relaxing or entertaining. The accommodation flows seamlessly into a conservatory, extending the living space and creating a light-filled area ideal for enjoying a morning coffee or unwinding in the evening.

The first floor features two spacious double bedrooms, with the main bedroom benefiting from a fitted storage cupboard, alongside a well-appointed shower room. Gas central heating provides comfort throughout the year.

Situated approximately 0.6 miles from Enfield Lock Station, the property offers convenient transport links towards central London and surrounding areas. Local amenities include shops, cafés and restaurants, with nearby options including Blanco, Little Cafe and The Corner Kitchen. Families are also well served by local schools including Prince of Wales Primary School, Oasis Academy Enfield and Keys Meadow Primary School.

For outdoor recreation, residents can enjoy nearby green spaces and walking routes, including Albany Park, the River Lea and the Lea Valley Walk.

Combining a peaceful location with convenient access to transport, everyday amenities, schools and open spaces, this two-bedroom home is well suited to first-time buyers, small families, couples or professionals.

Tenure: Freehold

Local Authority: London Borough of Enfield

Council Tax Band: C

Front Garden

Slate chippings area, wall mounted gas and electric meters.

Inner Hallway

Engineered wood flooring, radiator, stairs to first floor landing, access to kitchen, door to lounge, wall mounted fuse box.

Lounge

Engineered wood flooring, coving to ceiling, spotlights to ceiling, radiator, understairs storage cupboard, floating cupboard, french doors leading to conservatory.

Conservatory

Laminate flooring, double glazed windows and doors to rear aspect.

Kitchen

Engineered wood flooring, spotlights to ceiling, double glazed window to front aspect, eye and base level units, stainless steel sink with mixer tap, fitted 'Bosch' electric oven, fitted 'Bosch' induction hob, space for dishwasher, space for washing machine, space for fridge/freezer.

First Floor Landing

Carpet, loft access, doors to both bedrooms, door to shower room.

Bedroom One

Engineered wood flooring, radiator, double glazed window to front aspect, fitted storage cupboard, spotlights to ceiling.

Bedroom Two

Engineered wood flooring, radiator, spotlights to ceiling, double glazed window to rear aspect.

Bathroom

Tiled flooring, tiled walls, spotlights to ceiling, heated towel rail, low level WC, wash hand basin with mixer tap, walk-in shower cubicle with mains fed shower, extractor fan.

Rear Garden

Artificial grass, gate leading to rear pedestrian access.

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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Approximate Gross Internal Area 712 sq ft - 66 sq m

Ground Floor Area 410 sq ft - 38 sq m

First Floor Area 302 sq ft - 28 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.



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

