

28 The Grove, Enfield, EN2 7PY

Guide price £500,000

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PINDROP PROPERTY



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Council Tax Band: E

Guide Price £500,000 - £530,000 PinDrop Property are proud to present this well-presented three-bedroom terraced home that offers generous living space, modern efficiency and an excellent location close to outstanding amenities, transport links, and well-regarded schools — making it ideal for families and professionals alike.

Upon entering, you're welcomed by a large entrance lobby that flows into a central hallway, creating a real sense of space and practicality from the outset. The hallway opens through to a bright reception and dining room, perfect for both everyday living and entertaining, with a separate kitchen positioned just off the dining area for easy functionality.

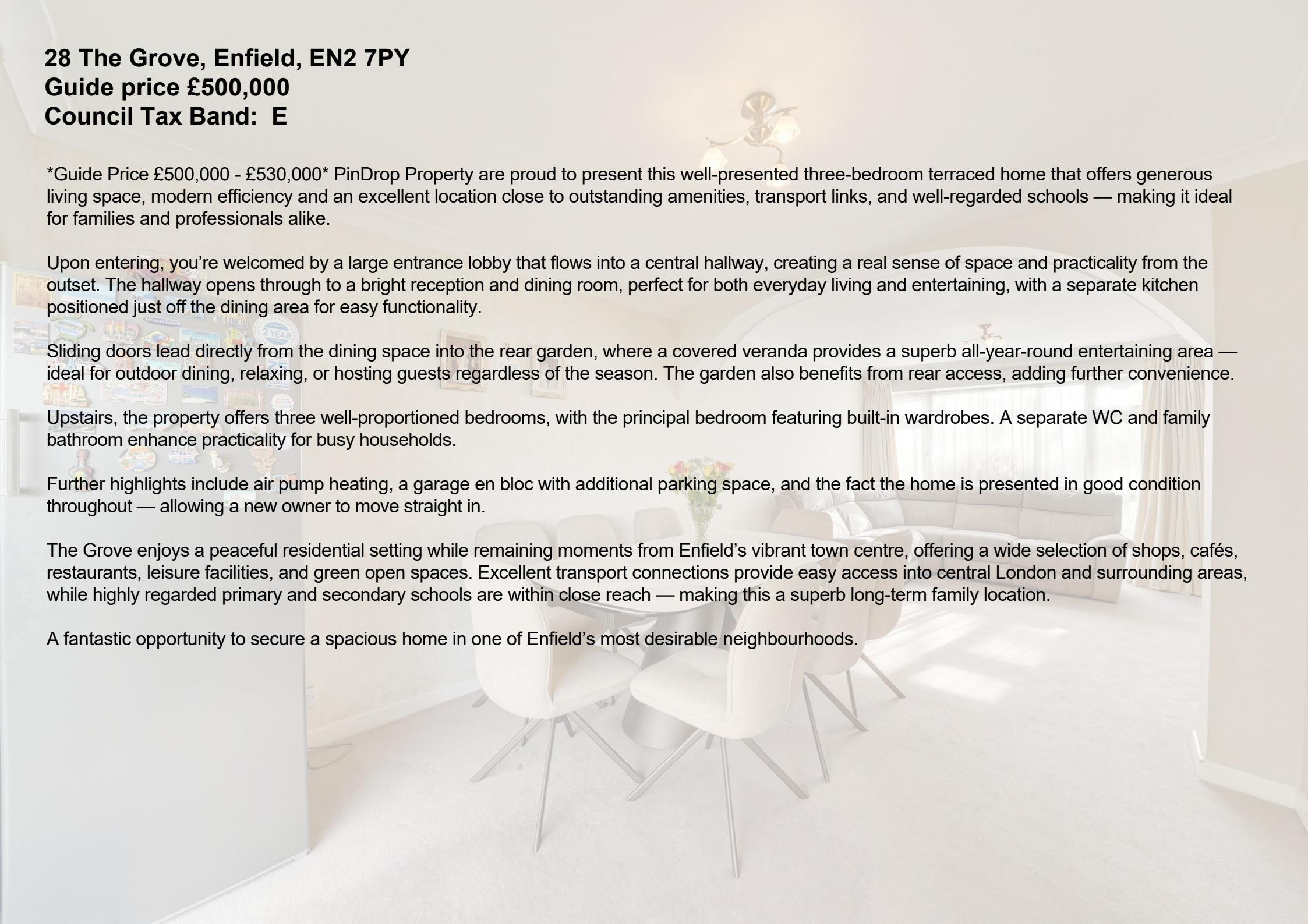
Sliding doors lead directly from the dining space into the rear garden, where a covered veranda provides a superb all-year-round entertaining area — ideal for outdoor dining, relaxing, or hosting guests regardless of the season. The garden also benefits from rear access, adding further convenience.

Upstairs, the property offers three well-proportioned bedrooms, with the principal bedroom featuring built-in wardrobes. A separate WC and family bathroom enhance practicality for busy households.

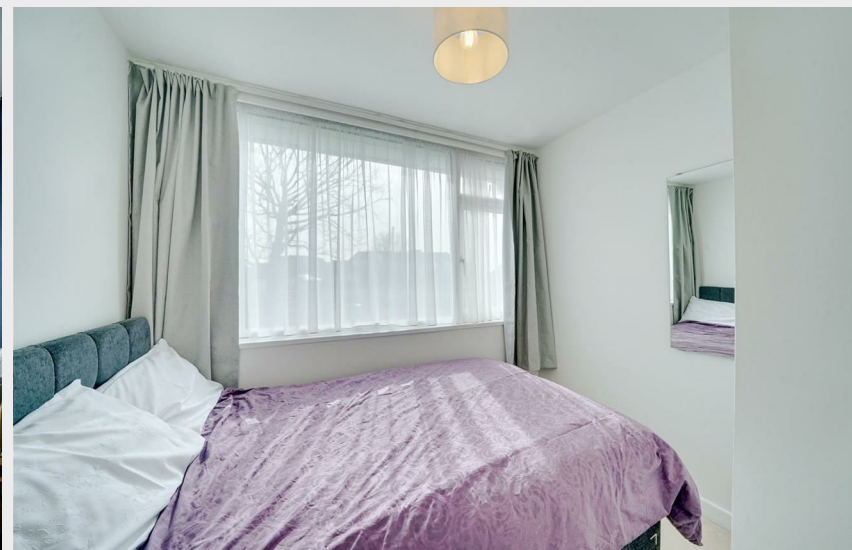
Further highlights include air pump heating, a garage en bloc with additional parking space, and the fact the home is presented in good condition throughout — allowing a new owner to move straight in.

The Grove enjoys a peaceful residential setting while remaining moments from Enfield's vibrant town centre, offering a wide selection of shops, cafés, restaurants, leisure facilities, and green open spaces. Excellent transport connections provide easy access into central London and surrounding areas, while highly regarded primary and secondary schools are within close reach — making this a superb long-term family location.

A fantastic opportunity to secure a spacious home in one of Enfield's most desirable neighbourhoods.





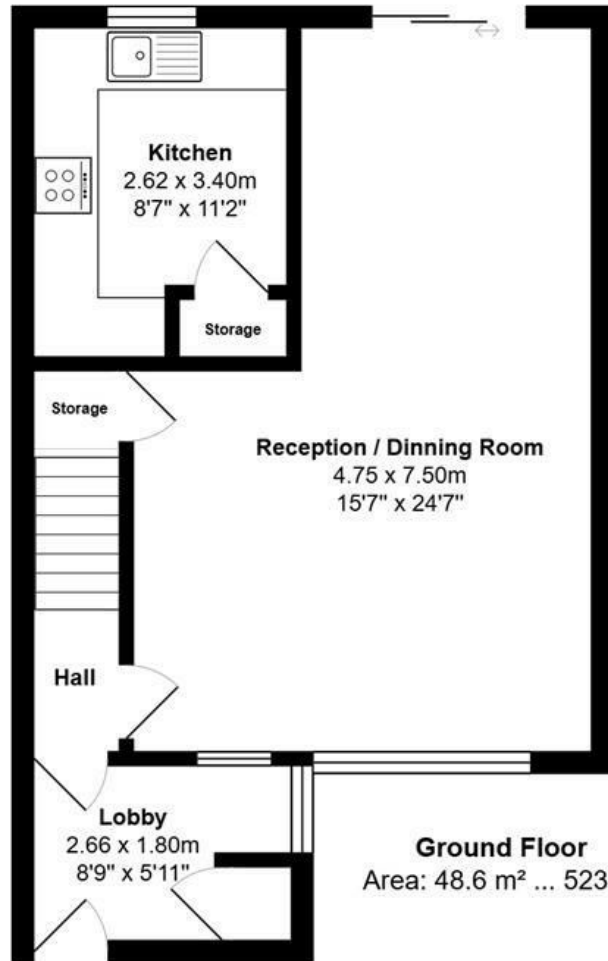
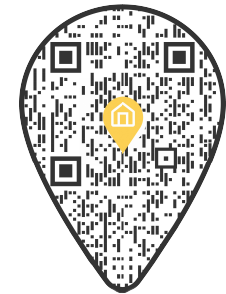




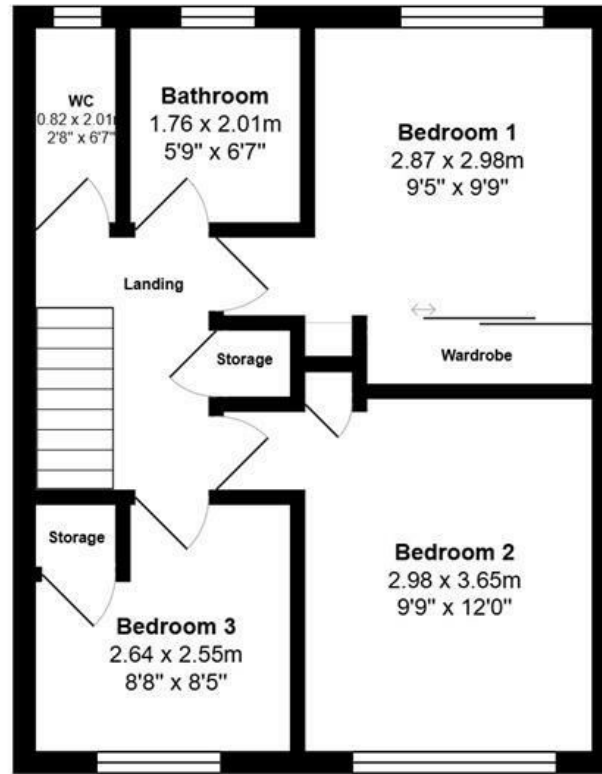


PINDROP PROPERTY

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Ground Floor
Area: 48.6 m² ... 523 ft²



Second Floor
Area: 43.3 m² ... 466 ft²



PINDROP PROPERTY

Total Area: 91.9 m² ... 990 ft²
All measurements are approximate and for display purposes only

| Energy Efficiency Rating | | Current | Potential |
|---------------------------------------------|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | 83 |
| (69-80) C | | | |
| (55-68) D | | 56 | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |