



## 6 Charnwood Road, Enfield

£450,000 Freehold

3 bedroom End Terraced House • Generous Corner Plot • Potential to extended Subject To Planning • Potential For Off Street Parking Subject To Consent • Large Wrap Around Garden • Enfield Town Train Station Within 3 Miles



### Entrance Porch

### Entrance Hallway

### Lounge

12' 11" x 12' 0" (3.94m x 3.66m)

### Dining Room

9' 6" x 8' 11" (2.90m x 2.72m)

### Kitchen

10' 6" x 9' 6" (3.20m x 2.90m)

### Stairs To First Floor/ Landing

### Bedroom One

### Bedroom Two

14' 1" x 9' 1" (4.29m x 2.77m)

### Bedroom Three

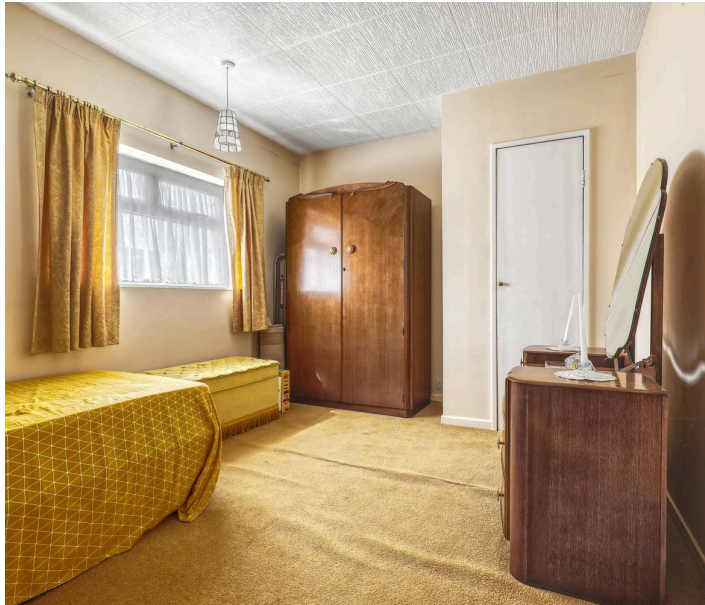
9' 3" x 6' 1" (2.82m x 1.85m)

### Bathroom

6' 4" x 5' 5" (1.93m x 1.65m)

### Agents Note

These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. Whilst every effort is made to ensure the accuracy of these details, it should be noted that the above measurements are approximate only. Any internal photographs are intended as a guide only and it should not be assumed that any of the furniture/fittings are included in any sale. Where shown, details of lease, ground rent and service charge are provided by the vendor and their accuracy cannot be guaranteed, as the information may not have been verified and further checks should be made either through your solicitor. Where appliances, including central heating, are mentioned, it cannot be assumed that they are in







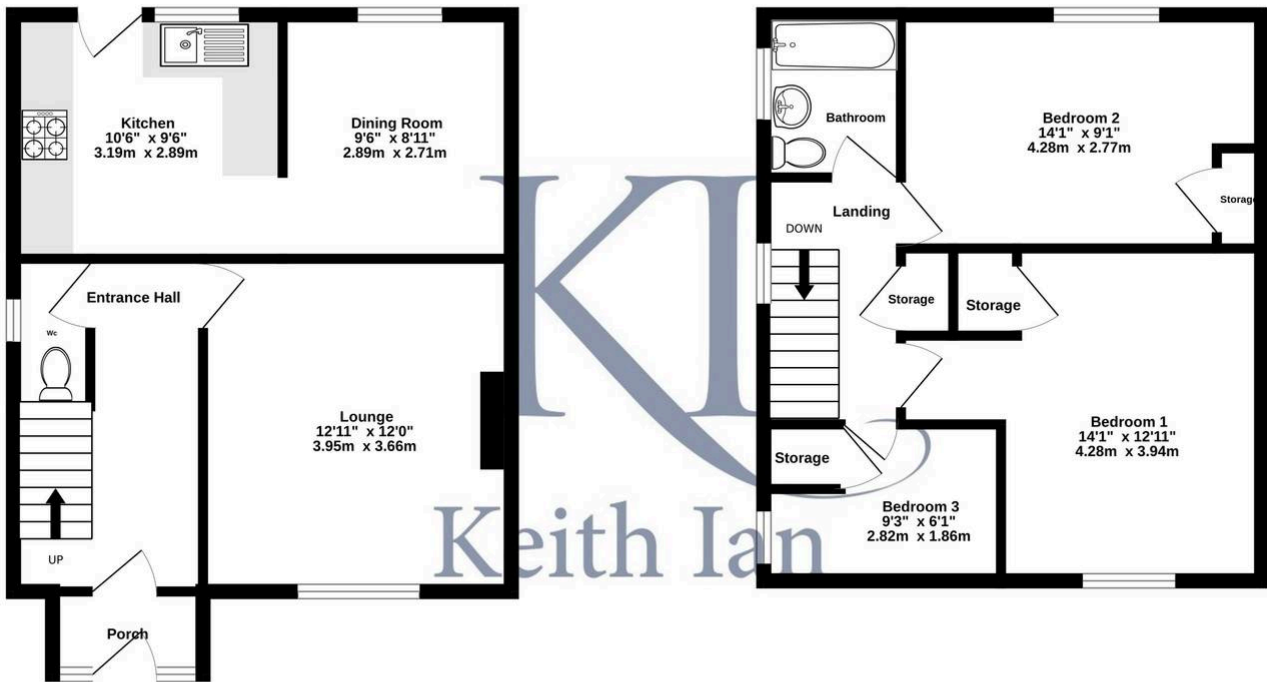
Keith Ian are pleased to offer for sale this 3 bedroom terraced family home situated on a generous corner plot. The property has a good size lounge, kitchen open to dining area and 3 well proportioned bedrooms. The property has a large wrap around garden, which offers potential to extend to both the side and rear of the property subject to planning permission. There is also potential for off street parking to the front again subject to planning permission. "Good" schooling is also within catchment and Enfield Town train station is within 3 miles of the property.

Council Tax band: D

Tenure: Freehold

Ground Floor  
450 sq.ft. (41.8 sq.m.) approx.

1st Floor  
427 sq.ft. (39.7 sq.m.) approx.



TOTAL FLOOR AREA : 877 sq.ft. (81.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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## AML - Anti Money Laundering

In accordance with the Money Laundering Regulations 2017, all prospective purchasers must complete identity and verification checks before an offer can be progressed. A £10 non-refundable AML verification fee per buyer is payable before checks are undertaken.