



Capel Road, EN1 4SP
Enfield

CAPEL ROAD





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Kings Group—Enfield Town are delighted to present this chain free three bedroom end of terrace residence, offering outstanding scope for extension to the rear and side, as well as the possibility of a loft conversion (subject to the necessary planning consents). Already generous in its proportions, this is an ideal acquisition for buyers seeking a home with both immediate comfort and exciting potential to personalise and enhance.

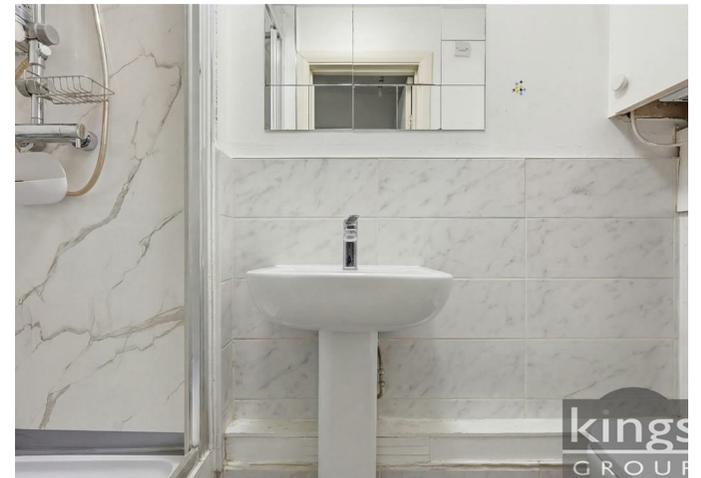
The property boasts well balanced and substantial living accommodation throughout, comprising a welcoming reception room, a fitted kitchen, and a convenient ground floor shower room. Upstairs, there are three sizeable bedrooms, a family bathroom with a separate WC, perfectly suited to growing families.

Externally, the home continues to impress with a large, well maintained garden, an excellent retreat for gardening enthusiasts or outdoor entertaining—alongside a detached garage and off street parking for multiple vehicles.

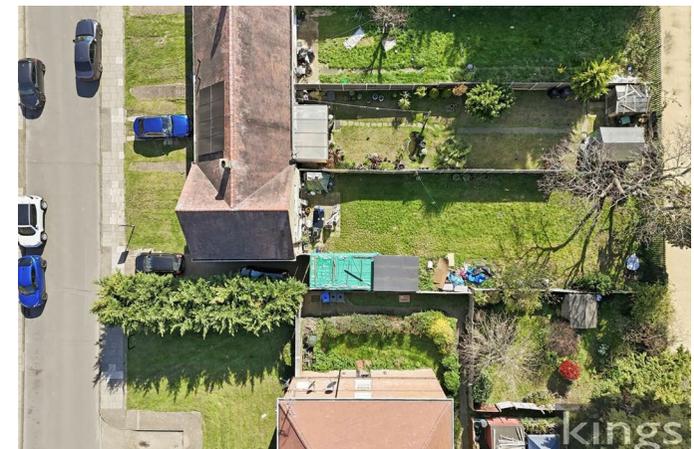
Perfectly positioned for family life, the property is within easy reach of highly regarded schools, including Capel Manor Primary School and St Ignatius College. Commuters will benefit from swift access to the A10 and M25, as well as excellent public transport links, with nearby bus routes and Turkey Street Station providing direct connections into Liverpool Street Station in approximately 35 minutes. Furthermore, the property benefits from direct and convenient access to the New River Path, offering an easy walk straight into the town centre.

A short drive leads to both Enfield Retail Park and Enfield Town Centre, where a wide selection of supermarkets, restaurants such as Nando's and Prezzo, and popular retail brands including Next, JD Sports, H&M, and River Island can be enjoyed.

£450,000



- Chain Free
- Providing Superb Scope for Extension to the Rear and Side, in Addition to a Loft Conversion (Subject to Relevant Planning Permissions)
- Detached Garage
- Within Easy Reach of Several Excellent Schools, Including Capel Manor Primary School and St Ignatius College
- Excellent Commuting Options with Nearby Bus Stops and Turkey Street Station, Connecting to Liverpool Street Station in Around 35 Minutes
- A Spacious Three Bedroom End Terrace House
- Ample Off Street Parking for Multiple Vehicles
- A Generous Rear Garden, Predominantly Laid to Lawn
- Within a Brief Drive of the A10 and M25, Ensuring Excellent Connectivity to Nearby Areas
- A Fantastic Family Home Set Within a Much Requested Residential Location







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PRIORITY
OF
WE
ARE
THE
ONCE
ONE
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*Little
responsibility
for the blame
the hurt and
the worst*



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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs (92 plus) A		Very environmentally friendly - lower CO ₂ emissions (92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
71	84		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor
Approx. 40.4 sq. metres (435.0 sq. feet)



First Floor
Approx. 42.8 sq. metres (460.9 sq. feet)



Total area: approx. 83.2 sq. metres (895.9 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp. □

Capel Road

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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