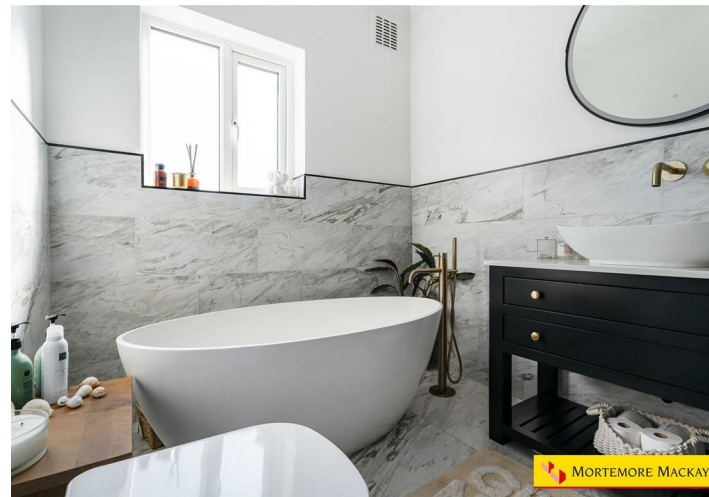




WALSINGHAM ROAD, EN2 6EX



£850,000 Freehold

- EXCEPTIONAL PERIOD SEMI DETACHED HOUSE
- DRESSING ROOM
- BEAUTIFUL FITTED KITCHEN
- DOWNSTAIRS WC
- OFF STREET PARKING WITH EV CHARGING POINT
- THREE BEDROOMS (FORMERLY FOUR)
- THREE RECEPTION ROOMS
- UTILITY ROOM
- STYLISH BATHROOM
- 81' REAR GARDEN WITH SOUTH WESTERLY ASPECT

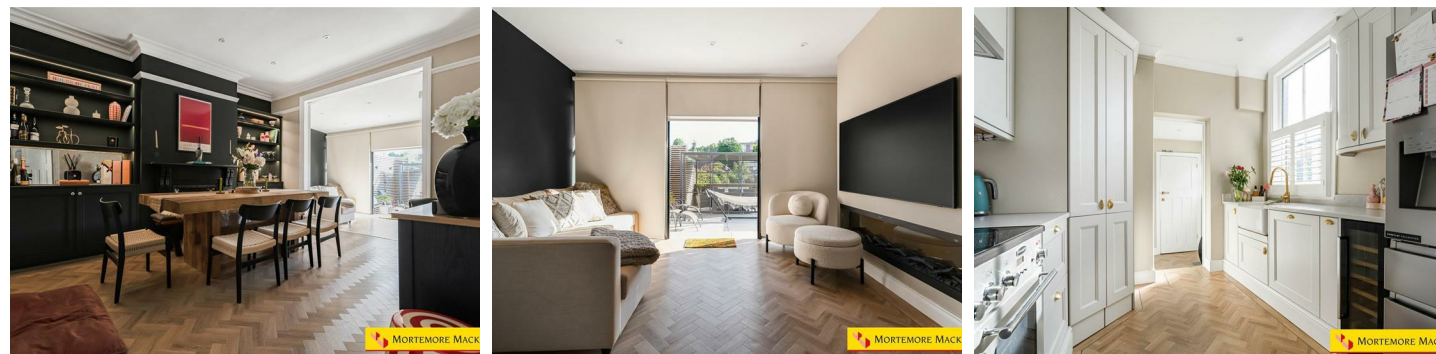
Property Details

Placed on Walsingham Road in Enfield, this exceptional semi-detached period house offers a perfect blend of modern convenience and the charm of period features. Spanning an impressive 1,472 square feet, the property has been thoughtfully refurbished to create a warm and inviting home.

Upon entering, you are greeted by a welcoming hallway that sets the tone for the rest of the house. The ground floor boasts three spacious reception rooms, providing ample space for both relaxation and entertaining. There is a beautiful fitted kitchen that leads onto a practical utility room and a downstairs cloakroom. The property was originally designed as a four-bedroom home but has been cleverly reconfigured to feature three well-proportioned bedrooms, alongside a dressing room. The stylish bathroom is a true highlight, equipped with both a bath and a shower, catering to all your needs.

The exterior of the property is equally impressive. The front is paved, allowing for off-street parking, and includes an electric vehicle charging point for added convenience. The rear garden is a delightful retreat, extending to an impressive 81 feet, with a desirable south-westerly aspect that ensures plenty of sunlight. It features a generous patio area, complete with an outdoor kitchen that boasts hot and cold water, perfect for al fresco dining. The lush lawned area invites relaxation, while a charming summerhouse/shed at the rear provides additional storage or a peaceful spot to unwind.

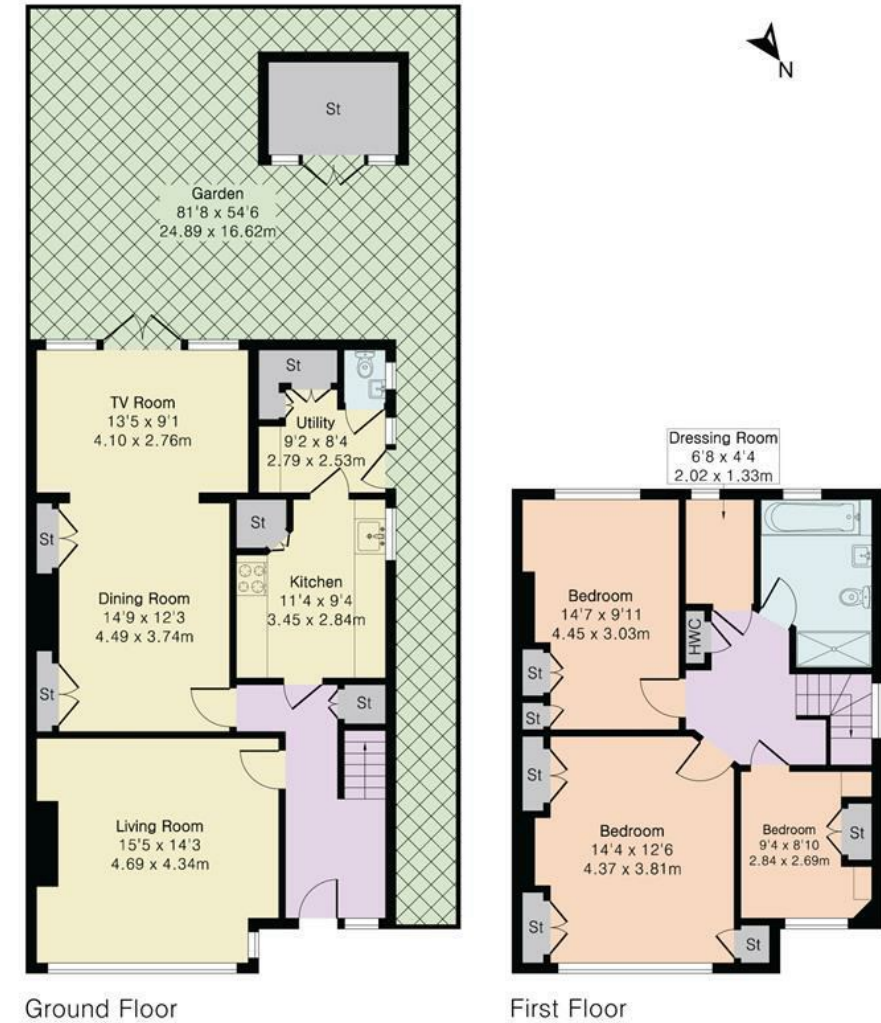
Located within easy reach of both Winchmore Hill and Enfield, this home is surrounded by a variety of shops, restaurants, cafes, and excellent transport facilities. This property is not just a house; it is a wonderful opportunity to enjoy a comfortable and stylish lifestyle in a sought-after area.



Approximate Gross Internal Area 1472 sq ft - 137 sq m

Ground Floor Area 838 sq ft – 78 sq m

First Floor Area 634 sq ft – 59 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.



Energy Efficiency Rating

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

