



61 Edenbridge Road, Enfield, EN1 2HS

Offers In The Region Of £850,000

Cottage Fields are pleased to offer this spacious four bedroom family home, within catchment of the sought after Enfield Primary School. This deceptively big kitchen diner has a modern kitchen, extended to create a dining and entertainment space. Kitchen designed with a large island for eating. Equipped with Quartz worktops, two tone base and wall mounted cabinetry, stainless steel sink, integrated washing machine, two door Neff oven with a separate grill and a coffee machine. The island has a breakfast bar and a built in oven to create a breakfast area, with a BORA hob with built in extractor and the whole kitchen is lit up by the glass, floor to wall sliding door and Solar powered Velux windows above which has a weather proof system.

As you enter you are greeted with a bright hallway, with engineered wood flooring flowing through the ground floor accompanied by wet under floor heating. The property has a great size front lounge and the downstairs also is finished off with a large utility room and WC.

Wooden staircase which is finished with a lovely carpet runner leads you to the first floor which has the four piece family bathroom and 3 bright bedrooms. With the en-suite fourth bedroom situated on the second floor loft conversion.

This property benefits from a driveway for two cars, a good size garden which measures over 50ft and a New outbuilding which is split between storage space and a Garden Room which is a great space to be used as a home office, gym, play room or whatever suits your family needs.

■ Extended Edwardian Semi Detached

■ Large Kitchen Diner

■ NEFF Appliances

■ House intruder alarm with sensors

■ Fully insulated Garden Room

■ Driveway for two cars

■ Utility Room

■ Two Bathrooms with a downstairs WC

■ Large Bay Windows

■ Catchment of Outstanding School



Viewing

Please contact our Enfield Office on 020 3621 8621 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

Edenbridge Road Enfield EN1 2HT

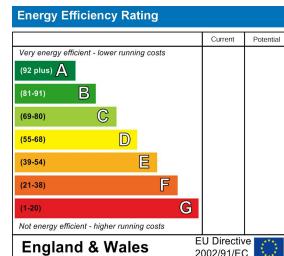
Approx. Gross Internal Area = 133.3 sq m / 1435 sq ft
 Outbuilding = 26.2 sq m / 282 sq ft
 Total = 159.5 sq m / 1717 sq ft

Ref: **BLEU PLAN**
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 The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.
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Area Map



Energy Efficiency Graph



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