

SEAFORD ROAD, EN1 1NT



£670,000 Freehold

- PERIOD END OF TERRACE HOUSE
- FOUR BEDROOMS
- TWO STYLISH BATHROOMS
- WALK THROUGH WARDROBE AREA
- TWO CONNECTING RECEPTION ROOMS
- MODERN FITTED KITCHEN
- DOWNSTAIRS WC
- 52'10" PRIVATE REAR GARDEN
- DETACHED GARAGE

Property Details

Placed on Seaford Road in Enfield, this charming end-of-terrace period house offers a delightful blend of character and modern living. Spanning three floors and encompassing 1,183 square feet of well-appointed space, this property is perfect for families seeking comfort and convenience.

Upon entering, you are greeted by a welcoming hallway that leads to a front reception room, complete with a period fireplace that adds a touch of elegance. This room flows seamlessly into a dining area, which in turn leads onto a modern fitted kitchen, ideal for both entertaining and everyday family life. A convenient downstairs WC enhances the practicality of the ground floor.

The first floor features three bedrooms, accompanied by a family bathroom that caters to the needs of the household. Ascending to the top floor, you will find the principal bedroom, which boasts a walk-through dressing area leading to a stylish shower room, creating a private retreat for relaxation.

Outside, the property benefits from a private garden extending to an impressive 52 feet and 10 inches, perfect for outdoor gatherings or quiet moments in the sun. Additionally, a detached garage at the rear, accessible from Eaton Road, provides valuable storage or parking options.

This home is ideally situated within a short distance of Enfield Town station, offering excellent cross-London transport links, as well as regular bus routes. The vibrant town centre is nearby, featuring a diverse selection of shops, bars, restaurants, and essential amenities. Families will appreciate the proximity to outstanding local schools and the lush open spaces of Bush Hill Park, making this property a wonderful choice for those seeking a balanced lifestyle in a thriving community.



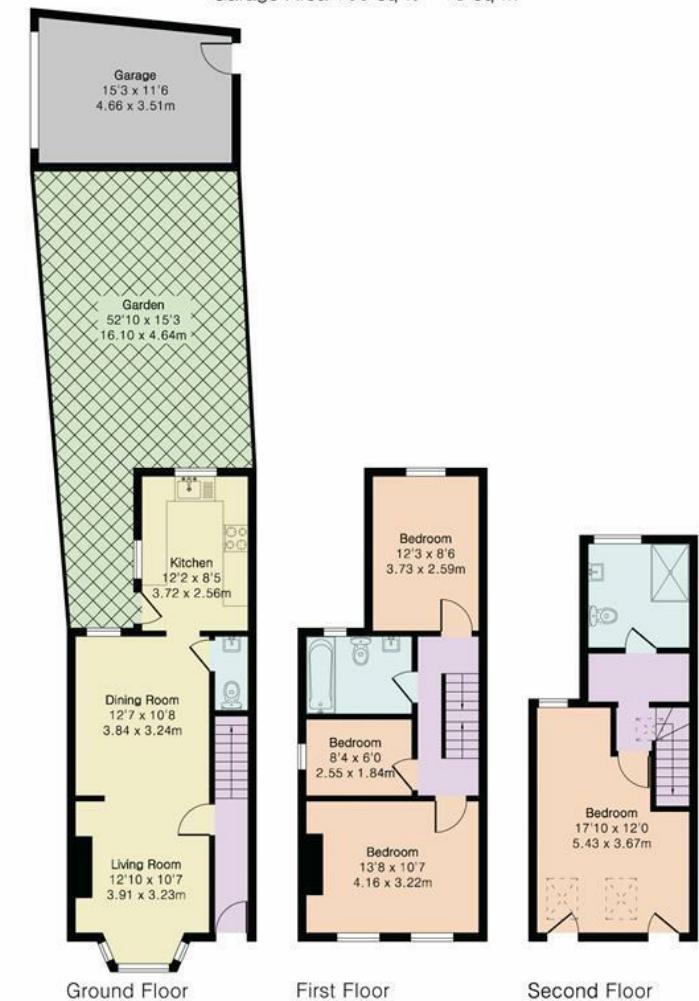
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Approximate Gross Internal Area 1183 sq ft - 111 sq m
(Excluding Garage)

Ground Floor Area 439 sq ft - 41 sq m
First Floor Area 426 sq ft - 40 sq m
Second Floor Area 318 sq ft - 30 sq m
Garage Area 165 sq ft - 15 sq m



Ground Floor

First Floor

Second Floor



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.

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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		

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