

SANDRINGHAM CLOSE, EN1 3JJ



£575,000 Freehold

- TUNNEL TERRACED HOUSE
- OPEN PLAN KITCHEN/DINER
- THREE DOUBLE BEDROOMS
- ENSUITE TO MASTER
- OFF STREET PARKING
- FRONT RECEPTION
- DOWNSTAIRS CLOAKROOM
- FAMILY BATHROOM
- GARDEN
- SIDE ACCESS

Property Details

Situated in the heart of the sought-after Willow Estate, this beautifully presented 1930s tunnel-linked terrace on Sandringham Close, Enfield, offers an exceptional blend of period character and modern contemporary living. Tastefully extended and thoughtfully decorated throughout, this family home boasts a spacious and light-filled front living room, enhanced by elegant double doors that open into an extended rear reception area. The rear of the property showcases a stunning open-plan kitchen fitted with sleek, modern units, integrated appliances, and a stylish tiled floor, all seamlessly flowing to the garden via impressive three-pane bi-fold doors—ideal for entertaining and family life. A convenient downstairs cloakroom and understairs cupboard used as a utility space for washing machine and drier completes the ground floor.

Upstairs, the first floor offers two generously proportioned bedrooms and a modern family bathroom serves this level which finished to a high standard. The second floor reveals a beautifully designed master bedroom featuring a Juliet balcony and a contemporary en-suite bathroom, providing a peaceful retreat with ample natural light and elevated views.

Externally, the property benefits from a well-maintained rear garden with a patio area and lawn, perfect for outdoor enjoyment, while the brick-paved front drive offers valuable off-street parking.

Situated in a quiet residential cul-de-sac, the home enjoys easy access to a range of local amenities, including shops, cafes, and parks. Excellent transport links are nearby, with Enfield Town and Enfield Chase stations offering direct services into Central London, and road access to the A10 and M25 for wider travel. Families will appreciate the proximity to highly regarded schools, including George Spicer Primary, St Andrews COFE primary and Enfield Grammar School, making this an ideal location for those seeking both comfort and convenience.



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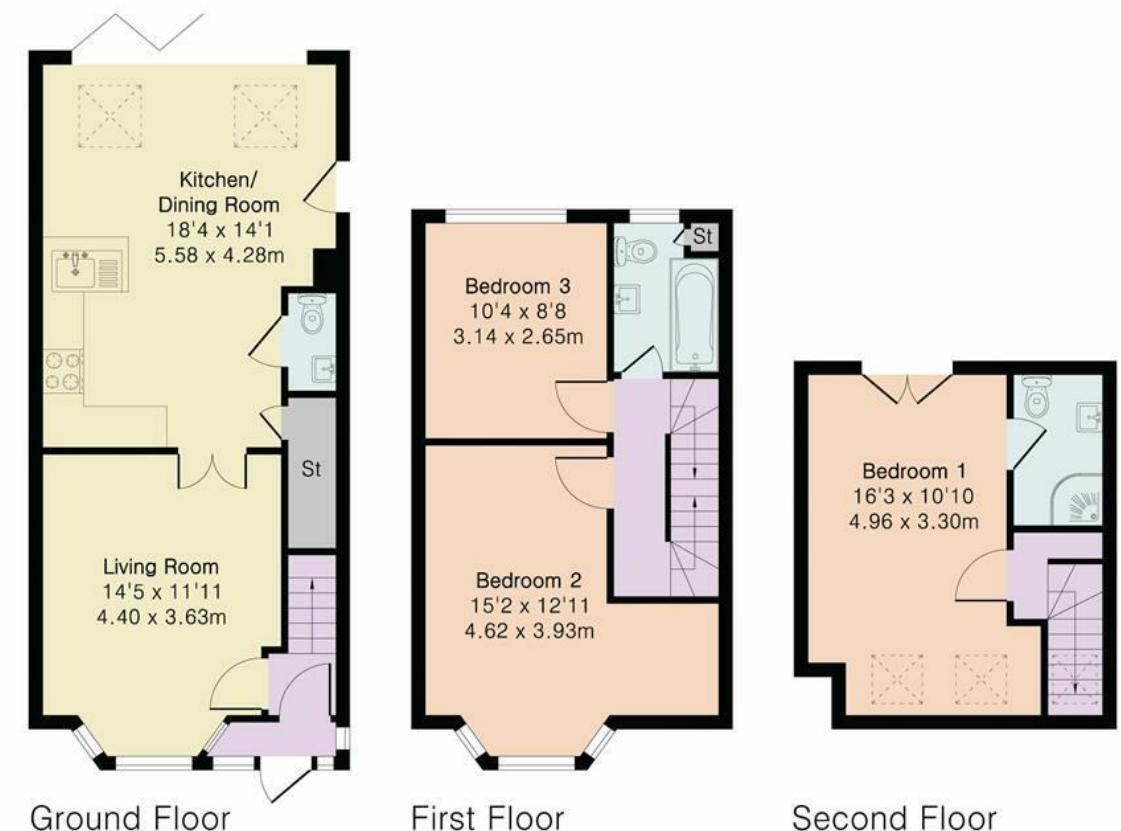
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Approximate Gross Internal Area 1027 sq ft - 96 sq m

Ground Floor Area 460 sq ft – 43 sq m

First Floor Area 342 sq ft – 32 sq m

Second Floor Area 225 sq ft – 21 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.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

