



## ROUNDHILL DRIVE, EN2 7RL



**£699,995 Freehold**

- EXTENDED END OF TERRACE FAMILY HOME
- TWO STYLISH BATHROOMS
- MODERN FITTED KITCHEN
- DRIVEWAY PROVIDING OFF STREET PARKING
- FIVE BEDROOMS
- TWO RECEPTION ROOMS
- PRIVATE REAR GARDEN
- CLOSE TO POPULAR PRIMARY & SECONDARY SCHOOLS

## Property Details

Placed in the sought-after area of Roundhill Drive, Enfield, this charming end-terrace house has been thoughtfully extended and refurbished by its current owners, making it an ideal family home. Spanning an impressive 1,435 square feet, the property is arranged over three floors, offering ample space for comfortable living.

Upon entering, you are greeted by a welcoming hallway that leads to a front reception room setting the tone for the rest of the home. The modern fitted kitchen seamlessly flows into a dining room, which is bathed in natural light thanks to the doors and windows that open onto the patio and garden, perfect for entertaining or enjoying family meals.

The first floor comprises three well-proportioned bedrooms and a family bathroom, while the second floor features two additional bedrooms and a convenient shower room, providing flexibility for family living or guest accommodation.

Externally, the property boasts a driveway that accommodates off-street parking for two cars, a valuable asset in this popular location. The rear garden is a delightful space, featuring a patio area and a lawn, complemented by a brick-built storage area and side access for added convenience.

Situated close to the popular Merryhills, Grange Park Primary and Highlands secondary schools along with Highlands Village, where residents will benefit from nearby amenities including a Sainsbury's, a doctor's surgery, a pharmacy, and a nursery, making daily life both easy and enjoyable. This lovely family home is not to be missed, offering a perfect blend of modern living and convenience in a desirable neighbourhood.



### Approximate Gross Internal Area 1435 sq ft - 133 sq m (Excluding Outbuilding)

Ground Floor Area 565 sq ft – 53 sq m  
 First Floor Area 435 sq ft – 40 sq m  
 Second Floor Area 435 sq ft – 40 sq m  
 Outbuilding Area 56 sq ft – 5 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	68	78
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

