



53 Archer Way, Enfield, EN2 8FW

£800,000

Lanes
ESTATE AGENTS

53 Archer Way, Enfield, EN2 8FW

Set within a sought-after modern development, this stylish four-bedroom townhouse offers flexible family living arranged over three floors. Built in 2020, the property combines contemporary design with practical features throughout.

The ground floor comprises a bright and spacious kitchen and dining area with direct access to the south-facing rear garden, a study and downstairs WC. The property also benefits from a garage and excellent storage options.

The first floor features a generous reception room, two bedrooms, one with an ensuite, as well as a separate family bathroom. The second floor offers two further bedrooms, one of which benefits from an ensuite bathroom, providing excellent flexibility for family living or guests.

The location is particularly convenient, with an Ofsted Outstanding school less than 100 yards away. Gordon Hill station is approximately a ten-minute walk, providing easy access into London, while Oakwood Underground Station is also a short drive away. The property also offers convenient road links to the M25 and North Circular, making it well positioned for commuters.



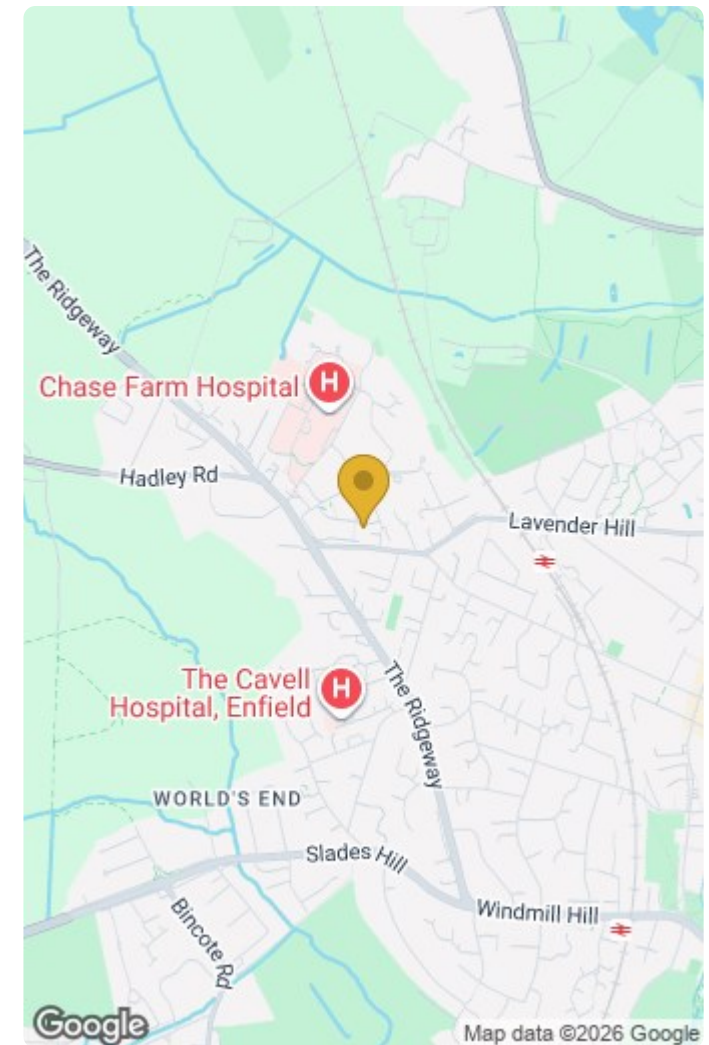
Door to	
Study	10'5" x 8'6" (3.2 x 2.6)
Kitchen	15'8" x 11'9" (4.8m x 3.6m)
W.C	
Reception Room	15'8" x 14'9" (4.8 x 4.5)
Bedroom 1	14'9" x 10'9" (4.5 x 3.3)
En-suite	
Bedroom 2	10'9" x 9'10" (3.3 x 3.0)
Bathroom	
Bedroom 3	14'9" x 10'9" (4.5 x 3.3)
Bedroom 4	14'9" x 9'2" (4.5 x 2.8)
En-suite	
Front Garden	
Rear Garden	
Garage	18'0" x 9'10" (5.5 x 3.0)

Reference
ET5349/GA/17082026 - Enfield Estate Agent





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		97	98
(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	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.