



Linden Gardens, EN1 4EA  
Enfield





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# Linden Gardens, EN1 4EA

Offered for sale on a chain free basis, this spacious three-bedroom tunnel terrace house presents a fantastic opportunity for families seeking a well-located and generously sized home. The property features off-street parking and a well-maintained rear garden with both side and rear access, as well as practical outside storage cupboards. Inside, the fitted kitchen provides an ample amount of worktop space and units, perfectly suited to everyday family living. The accommodation includes a naturally bright and airy reception room, three sizeable bedrooms and a first-floor bathroom, with excellent potential for further expansion, subject to the necessary planning permissions (STPP).

This ideal family home is situated within the catchment area of excellent local schools, including the highly regarded Worcesters Primary School. It is conveniently located just a short drive from Enfield Town Centre and nearby retail parks, offering a range of shopping and dining options. There is easy access to major road networks including the A10, A406, and M25, ensuring great connectivity to surrounding areas. Local shops and amenities are close by, including the David Lloyd Leisure Centre, and the beautiful Forty Hall Estate is within close proximity, providing an abundance of green spaces for recreation and relaxation.

Council Tax Band: D  
Construction Type: Standard (Brick)  
Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

£490,000



- Chain Free
- A Naturally Bright and Airy Reception Room
- Upstairs Three Piece Bathroom Suite
- A Well Presented Mainly Laid to Lawn Rear Garden with Side and Rear Access
- Easy Access to the A10/M25/A406 All Providing Good Access to Surrounding Areas
- A Spacious Three Bedroom Tunnel Terrace House
- Fitted Kitchen with Ample Work Top Space and Storage
- Off Street Parking
- Within Catchment Area of Highly Sought After Schools Including Worcesters Primary School
- Within Close Proximity of Forty Hall Estate Boasting an Ample Amount of Green Spaces





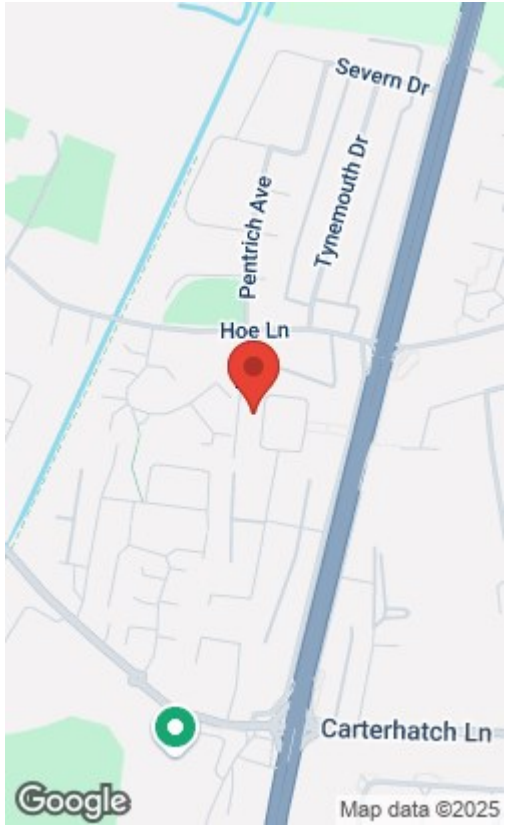
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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(29-38) <b>F</b>			(29-38) <b>F</b>		
(1-28) <b>G</b>			(1-28) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales			England & Wales		
EU Directive 2002/91/EC			EU Directive 2002/91/EC		



Linden Gardens

Approximate Gross Internal Floor Area : 84.60 sq m / 910.62 sq ft  
(Excluding Cupboard)

Cupboard Area : 4.50 sq m / 48.43 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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