



Clive Road, EN1 1RF
Enfield





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GROUP

Clive Road, EN1 1RF

Positioned on Clive Road, one of Bush Hill Park's most sought-after residential streets, this charming 1930s end of terrace house is offered to the market chain free and presents an excellent opportunity for families.

The property boasts two generous reception rooms, ideal for separate living and dining areas, a fitted kitchen, and an upstairs family bathroom. There are three sizeable bedrooms, providing comfortable accommodation throughout. To the rear, you'll find an impressive, mainly laid to lawn garden offering a great outdoor space for both children and entertaining with the added benefit of side access.

This fantastic family home sits within the catchment area for some of Enfield's most desirable schools, including George Spicer Primary School and Bush Hill Park Primary School.

Enjoy easy access to major road links such as the A10, M25, and A406, all offering convenient routes to surrounding areas. Local shops, everyday amenities, and the vibrant Enfield Town Centre are all within close reach, while Bush Hill Park Station is nearby, providing excellent rail connections.

A spacious and well-located home with strong family appeal—ready to make your own.

£465,000



- Chain Free
- Two Reception Rooms
- Upstairs Three Piece Bathroom Suite
- Within Catchment Area of Some of Enfield's Most Sought After Schools Including George Spicer Primary School and Bush Hill Park Primary School
- Located a Short Distance from Local Shops and Amenities Including Enfield Town Centre
- A Well Presented 1930's Three Bedroom End Terrace House
- Fitted Kitchen
- A Sizeable Approximate 65ft Mainly Laid to Lawn Rear Garden with Side Access
- Easy Access to the A10/M25/A406 All Providing Good Access to Surrounding Areas
- Within Close Proximity of Transport Links Including Bush Hill Park Station



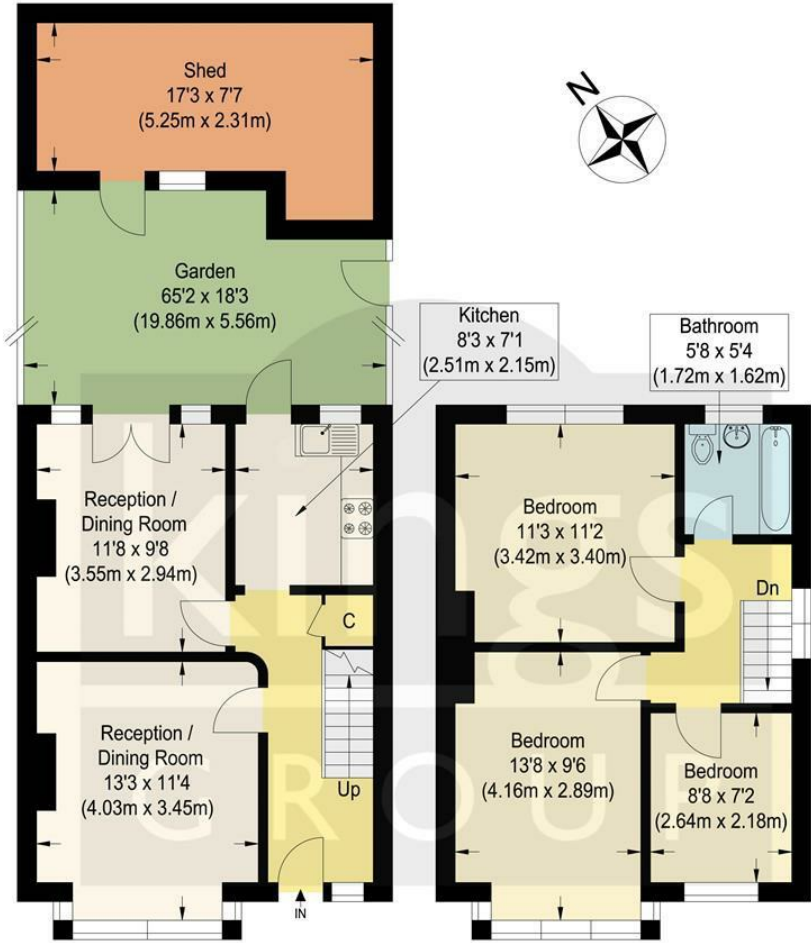






Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		88
(81-91) B		
(69-80) C		
(55-68) D		65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(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	



Ground Floor First Floor

Clive Road

Approximate Gross Internal Floor Area : 77.60 sq m / 835.27 sq ft
(Excluding Shed)
Shed Area : 13.10 sq m / 141.0 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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