

Willow Road, EN1 3AT  
Enfield









# Willow Road, EN1 3AT

Kings Group-Enfield Town are delighted to present this rare and exciting opportunity to acquire a beautifully presented three-bedroom detached family home, ideally located on the highly sought-after Willow Road in the heart of the prestigious Willow Estate.

Offered to the market CHAIN FREE and offers in excess of £650,000, this charming property is available to buyers looking for a long term residential home. "Please note: the sellers will not consider offers from buy-to-let investors, developers or those looking to purchase the property for rental or resale purposes." This is a rare opportunity reserved for owner-occupier families who will truly value and care for this home and its community setting.

The house features two spacious and adaptable reception rooms, perfect for both entertaining and everyday family life, as well as a modern four-piece bathroom suite. Enhanced by double glazing and gas central heating throughout, the home offers year-round comfort and efficiency. Being fully detached, the property enjoys the benefits of extra privacy, more natural light, and a greater sense of space-making it especially appealing for families seeking a peaceful and independent home environment.

Set in a quiet, family-friendly residential area, the property is surrounded by a strong selection of both primary and secondary schools, including the well regarded George Spicer and St Andrews Primary Schools. Local shops, parks and essential amenities are within walking distance, while Enfield Town Station offers fast and frequent links to London Liverpool Street, making commuting convenient.

With its generous internal layout, prime location, and detached advantage, this is a unique and highly desirable home that's perfect for a growing family. Kings Group strongly encourage early viewings to avoid disappointment and to truly appreciate everything this exceptional home has to offer.

## Offers In Excess Of £650,000



- Beautifully Presented Three-Bedroom Detached Family Home
- Exclusive to Owner-Occupier Families
- Four-Piece Family Bathroom Suite
- Walking Distance to Local Shops, Parks & Amenities
- Close proximity to all local Shops and Amenities

- Located on the Prestigious Willow Estate
- Offered Chain Free
- Close to Highly Rated Schools – George Spicer & St Andrews Primary
- Rare Opportunity in a Highly Sought-After Community
- Great access into London Liverpool Street via Enfield Town Station

















| 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   |         |           |



**Willow Road**  
Approximate Gross Internal Floor Area : 109.0 sq m / 1173.26 sq ft  
(Excluding Garage)  
Garage Area : 20.70 sq m / 222.81 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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