



Great Cambridge Road, EN1 4BY  
Enfield





THE BARNARDS

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# Great Cambridge Road, EN1 4BY

This well-presented, extended four-bedroom end-terrace house offers a spacious and comfortable living environment, ideal for a growing family. The property boasts an abundance of natural light, with a bright and airy living room that creates a welcoming atmosphere. To the rear, you'll find a substantial lounge/diner, perfect for entertaining or family gatherings, which opens onto a spacious garden with a workshop/summer house at the far end. Inside, the home features a convenient downstairs utility room with an additional shower and WC, providing extra practicality for busy family life. The property offers approximately 130sqm of internal living space, with air conditioning installed, ensuring comfort in all seasons. The fitted kitchen is well-equipped and provides a functional space for meal preparation. Upstairs, a luxurious four-piece bathroom suite adds a touch of relaxation and convenience. The property also includes off-street parking, complete with an electric car charging point for added convenience.

Located within the catchment area of the highly sought-after Worcesters Primary School, this home is ideally situated for families. The nearby Forty Hall Estate offers an abundance of green spaces, perfect for outdoor activities and relaxation. With easy access to the A10, M25, and A406, you'll enjoy excellent transport links to surrounding areas. The property is also a short drive away from Enfield Retail Parks, offering a range of shopping and leisure options.

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

£548,000



- A Well Presented Extended Four Bedroom End Terrace House
- Downstairs Utility Room/Shower Room and Upstairs Four Piece Bathroom Suite
- Fitted Kitchen
- Electric Car Charging Point
- Approximate 130sqm of Internal Living Space

- Off Street Parking
- Two Reception Rooms
- An Impressive Sized Rear Garden with Summer House/Work Shop to the Rear
- Air Conditioning Installed
- Within Catchment Area of Some of Enfield's Most Sought After Schools Including Worcesters Primary School



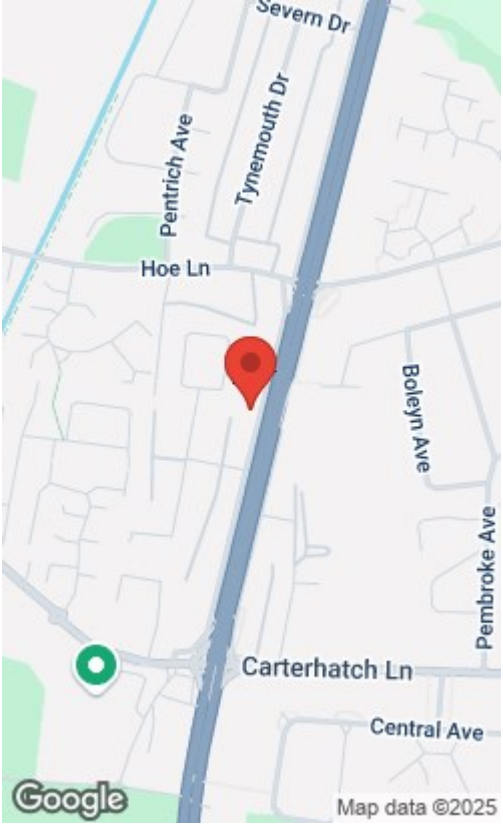




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Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(82 plus) <b>A</b>			(82 plus) <b>A</b>		
(61-81) <b>B</b>			(61-81) <b>B</b>		
(49-60) <b>C</b>			(49-60) <b>C</b>		
(35-48) <b>D</b>			(35-48) <b>D</b>		
(29-34) <b>E</b>			(29-34) <b>E</b>		
(21-28) <b>F</b>			(21-35) <b>F</b>		
(1-20) <b>G</b>			(1-20) <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		



**Gt Cambridge Road, EN1**  
Approximate Gross Internal Floor Area : 129.80 sq m / 1397.15 sq ft  
(Excluding Outbuilding)  
Outbuilding Area : 17.0 sq m / 182.98 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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