



Bodiam Close, EN1 3HZ
Enfield





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Kings Group–Enfield Town are delighted to present this extended double fronted 1930s four bedroom end of terrace house, nestled in a quiet cul-de-sac within the sought after Willow Estate.

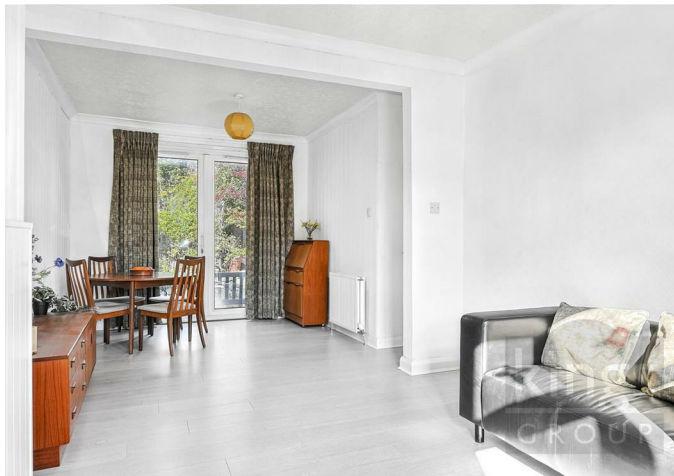
This beautifully presented family home boasts an expansive internal layout, with the ground floor offering three generous reception rooms and a modern fitted kitchen, providing versatile living and entertaining space. Upstairs, you will find four well proportioned bedrooms, one of which features its own private three-piece bathroom suite, perfect for added convenience. A stylish shower room also serves the first floor. Step outside to discover a spacious rear garden, ideal for outdoor dining, relaxation, or play. The property further benefits from off-street parking for multiple vehicles.

Superbly positioned, this home is within walking distance of local shops and amenities, and just a short drive to Enfield Retail Parks. Excellent transport links are close by, including Enfield Town Station (0.5 miles) and Gordon Hill Station (0.7 miles), as well as convenient bus routes. Families will appreciate the property's location within the catchment area of highly sought-after schools, including St Andrews CofE Primary School, St George's Catholic Primary School, and Chace Community School.

This is a fantastic opportunity to secure a spacious, well-appointed home in a desirable residential area — an ideal choice for growing families seeking comfort, space, and convenience.

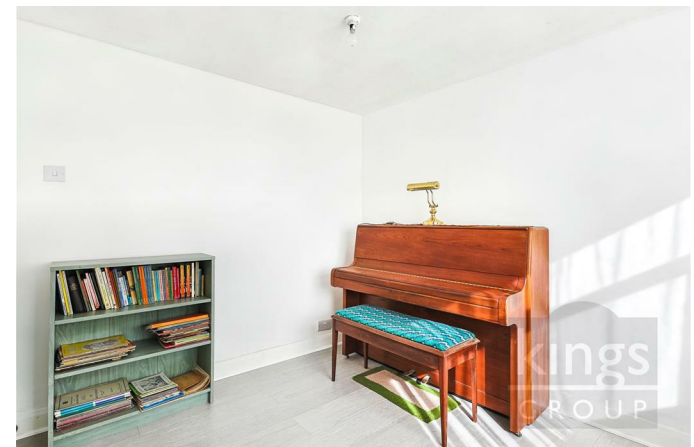
Council Tax Band: E
Construction Type: Standard (Brick)
Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

£575,000



- Chain Free
- Three Reception Rooms
- Off Street Parking for Multiple Vehicles
- Sizeable Rear Garden
- Within Close Proximity of Transport Links Including Bus Stops and Enfield Town Station(0.5 miles)

- An Extended 1930's Double Fronted Four Bedroom End Terrace House
- A Modern Fitted Kitchen
- A Stylish Upstairs Family Shower Room and En-Suite Bathroom
- Cul-De-Sac Location
- Within Catchment Area of Highly Sought After Schools Including St Andrews CofE Primary School, St Georges Catholic Primary School and Chace Community School





kings
GROUP





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F	64	
(1-28) 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		
(29-38) F		
(1-28) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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Approximate Gross Internal Floor Area : 95.70 sq m / 1030.10 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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