



Cross Road, EN1 1PD
Enfield





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Situated in the heart of the highly sought after Bush Hill Park, this exceptional two double bedroom Victorian end of terrace residence combines timeless character with stylish modern living, offering an outstanding opportunity for families, first time buyers & investors alike.

The beautifully presented accommodation is arranged over two floors and begins with an impressive dual aspect through lounge, providing generous space for both formal living & dining areas. Flooded with natural light from windows on both sides, this elegant reception room creates a bright & welcoming atmosphere throughout the day. A contemporary fitted kitchen, thoughtfully designed with both style & practicality in mind, completes the ground floor accommodation. To the first floor are two substantial double bedrooms, both offering excellent proportions & versatility, alongside a four piece family bathroom suite.

Externally, the property continues to impress with a beautifully maintained rear garden featuring mature shrubbery, creating a tranquil outdoor retreat. The added benefit of side access further enhances the practicality of this wonderful home.

The location is truly superb. Enfield Town is just a short stroll away, offering an extensive selection of restaurants, cafés & well known retailers including JD Sports, Next and Marks & Spencer. Excellent transport connections are also close at hand, with Enfield Town Station approximately 0.3 miles away, providing direct services to Liverpool Street Station in around 35 minutes. For motorists, the nearby A10 offers convenient access to surrounding areas, as well as swift connections to the M25 and A406.

Families will be particularly drawn to the property's proximity to a number of highly regarded schools, including George Spicer Primary School, Bush Hill Park Primary School & Enfield Grammar School.

Offers In Excess Of £489,995



- Charming Victorian End of Terrace House With Two Generous Double Bedrooms

- Beautifully Maintained Rear Garden With the Added Benefit of Side Access

- Generously Sized First Floor Bathroom With a Four Piece Suite

- Falling Within Catchment Area of George Spicer Primary School, Enfield Grammar School & Bush Hill Park Primary School

- Within Walking Distance of the Vibrant Enfield Town Centre Offering a Selection of Dining Options & Retail Shops

- Impressive Through Reception Room With Ample Space For Separate Living and Dining Zones

- Well Appointed Fitted Kitchen With Plentiful Worktop Space and Extensive Cabinetry

- Within Close Proximity of Transport Links Including Enfield Town Station(0.3 Miles) & Bush Hill Park Station(0.5 Miles)

- Moments From Open Green Spaces such as Bush Hill Park & Enfield Playing Fields

- Excellent Road Connections with Easy Access to the A10, M25 and A406





Kings
GROUP



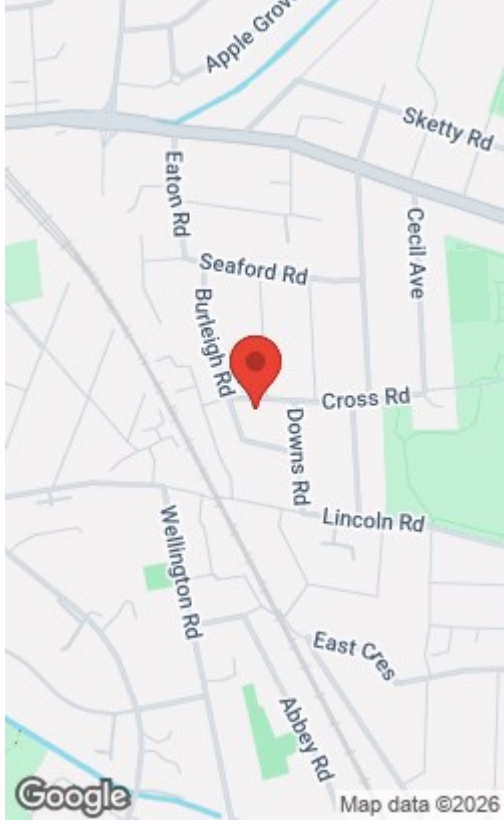
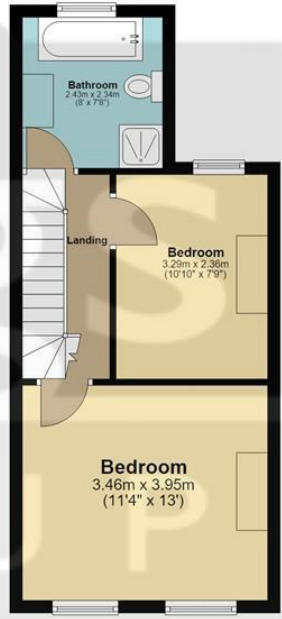


Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC

Ground Floor
Approx. 35.4 sq. metres (381.1 sq. feet)
(excluding Garden, (No Title))



First Floor
Approx. 32.7 sq. metres (352.1 sq. feet)



Total area: approx. 68.1 sq. metres (733.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.
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Cross Road

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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