



Great Cambridge Road, EN1 1HH
Enfield





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Kings Group-Enfield Town are pleased to present this sizeable 1930s terraced house is offered chain free and presents a fantastic opportunity for buyers seeking space, character, and potential. Ideally positioned within a popular residential area, this home is a blank canvas for those looking to make their own mark.

The ground floor features a naturally bright and airy reception room, complemented by a well designed open plan fitted kitchen/dining room ideal for family life and entertaining. A separate utility room and a convenient ground floor WC complete the downstairs layout. Upstairs, you'll find three generously sized bedrooms along with a three-piece bathroom suite, offering comfortable living space for growing families.

Outside, the property benefits from off-street parking to the front and a well maintained rear garden with both lawn and patio areas perfect for relaxing or hosting. Additional highlights include rear access and a garage located at the back of the property, providing useful storage or further parking options.

Located within close proximity to Bush Hill Park Station, commuters will enjoy direct rail links into the City. The home also offers easy access to the A10, M25, and A406, ensuring excellent connectivity to surrounding areas. Families will appreciate being within the catchment area of highly regarded schools, including The Raglan Schools, Edmonton County School and Churchfield Primary School. Daily convenience is covered, with local shops and amenities within walking distance, while Enfield Retail Parks and Enfield Town Centre are just a short drive away.

Offering great space, a convenient location, and the potential to personalise, this property is an ideal family home not to be missed.

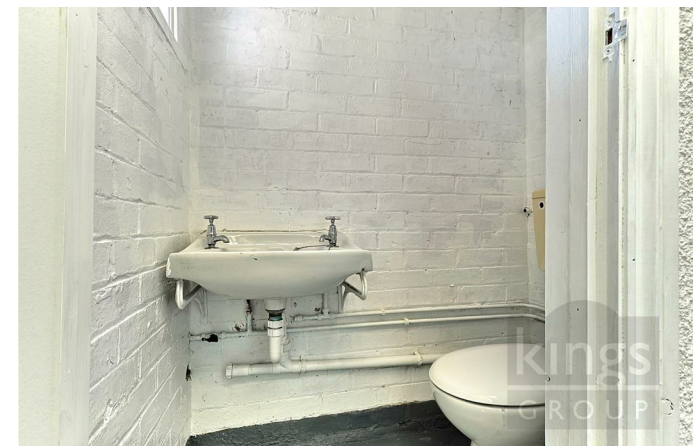
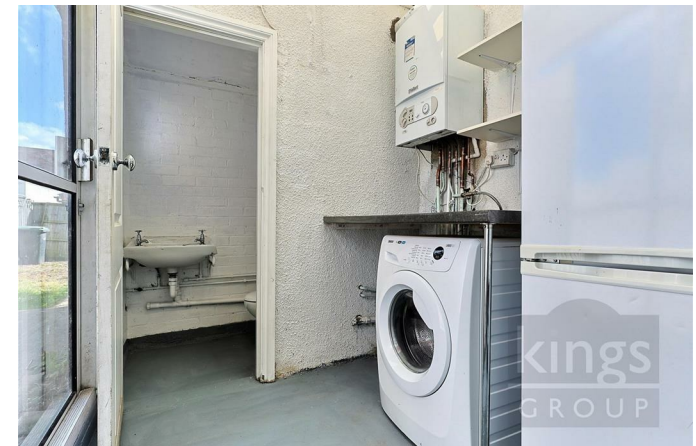
Offers In The Region Of £450,000



- Chain Free
- Open Plan Kitchen/Dining Room
- Utility Room
- Off Street Parking

- Easy Access to Transport Links Including Bus Stops and Bush Hill Park Station Providing Direct Access into Liverpool Street Station

- A Sizeable 1930's Terrace House
- A Naturally Bright and Airy Reception Room
- Garage to the Rear
- Within Catchment Area of Highly Regarded Schools Including The Raglan Schools and Churchfield Primary School
- Within Close Proximity of Local Shops and Amenities Including Enfield Retail Parks





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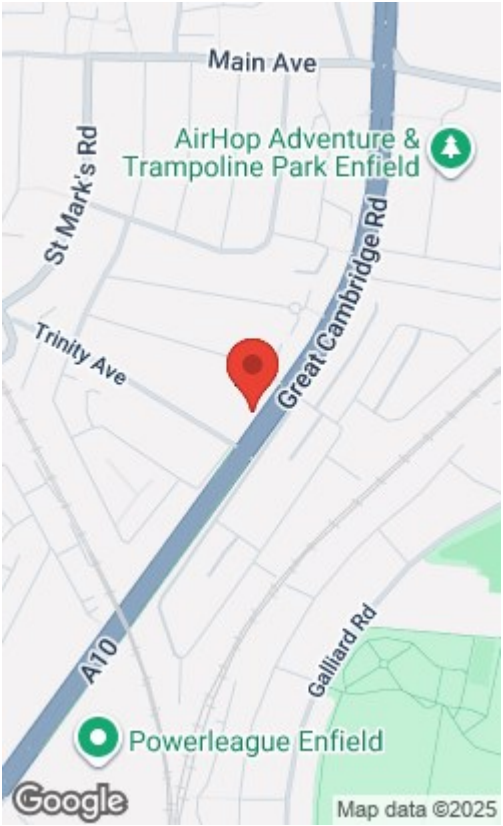


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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive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



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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