



Firtree Walk, EN1 3TZ
Enfield





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KINGS GROUP are delighted to present this outstanding four-bedroom 1930s semi-detached family home, occupying a peaceful position within a highly sought-after cul-de-sac, just a short distance from Enfield Town Centre.

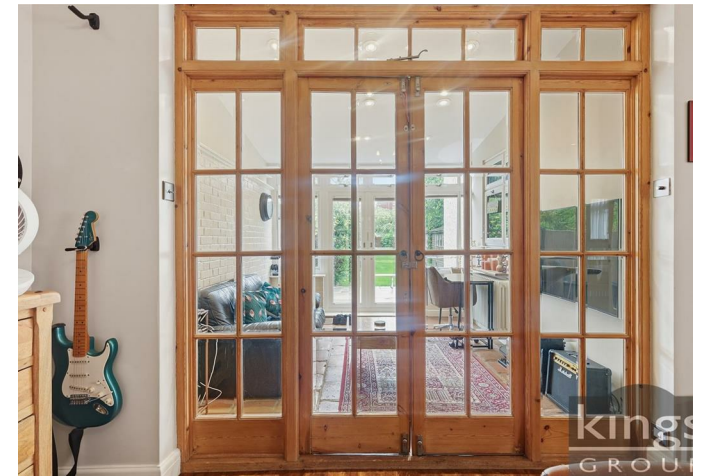
Offering approximately 1,957 sq. ft. of beautifully appointed accommodation, this exceptional residence seamlessly combines period charm with contemporary family living, creating a truly impressive home in one of Enfield's most desirable locations.

The property is entered via a spacious and welcoming entrance hall, setting the tone for the generous accommodation that follows. To the front of the property, a bright and elegant reception room enjoys a large bay window, allowing natural light to flood the space and creating an ideal setting for both relaxation and entertaining.

The true heart of the home is the stunning extended kitchen and dining area. Thoughtfully designed with modern family life in mind, this impressive open-plan space offers extensive worktop surfaces, a wealth of storage, and ample room for dining and social gatherings. Adjoining the kitchen is a delightful conservatory, providing a versatile additional reception area overlooking the garden and perfectly suited as a family room, home office, or reading space. A convenient ground-floor WC completes the accommodation on this level.

The first floor comprises three generously proportioned bedrooms, all served by a stylish four-piece family bathroom featuring both a bath and separate shower enclosure. Occupying the entire second floor is the magnificent principal suite, offering a tranquil retreat with Velux windows, a contemporary en-suite shower room, and extensive eaves storage.

Asking Price £780,000



- A Delightful Bay Fronted Four Bedroom 1930s Semi-Detached Residence
- Downstairs WC, First Floor Four Piece Bathroom Suite & En-Suite Shower Room
- Conservatory
- Located Just 0.3 Miles From Enfield Town Station, Offering Direct Services into Liverpool Street in Circa 35 Minutes
- Moments From Enfield Town Centre, Home to an Excellent Range of Dining, Retail and Everyday Amenities

- Private Off-Street Parking Alongside a Detached Garage with Power and Lighting
- Attractive and Neatly Maintained Rear Garden with Gated Side Access
- A Generous Living Room Paired with a Separate, Modern Open Plan Kitchen/Diner
- Ideal For Families, Being Within Catchment of Enfield Grammar School, St George's Catholic Primary & St Andrew's CofE Primary
- Peaceful Cul-De-Sac Position





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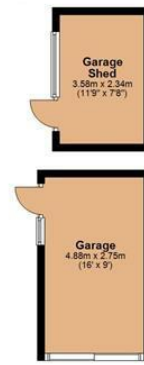
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Energy Efficiency Rating	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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

Outbuilding
Approx. 21.8 sq. metres (234.5 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/cloppboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp 3.0
Fir Tree Walk

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.

25 Silver Street, Enfield Town, Middlesex,
EN1 3EF
T: 0208 364 4118
E:
www.kings-group.net

