



Leighton Road, EN1 1XW
Enfield





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Offered chain free, this well presented two bedroom home is a fantastic opportunity for first time buyers or young families looking to settle in a sought after residential area. Conveniently located within the catchment area of highly regarded local schools, including Bush Hill Park Primary School and Galliard Primary School, the latter boasting an Outstanding Ofsted rating.

The property is ideally situated within walking distance to local shops and everyday amenities, while being just a short drive from Enfield Retail Parks, offering a wide range of shopping and dining options. Excellent transport links are close at hand, with nearby bus stops and Bush Hill Park Station just 0.3 miles away, providing direct access to Liverpool Street Station perfect for commuters.

Internally, the home offers a spacious reception room, a fitted kitchen, and two double bedrooms, with the master bedroom benefiting from fitted wardrobes. A three piece bathroom suite is located on the first floor, completing the living accommodation.

To the rear, the property enjoys an approximate 45ft garden, mainly laid to lawn—ideal for outdoor relaxation or entertaining. Double glazing is installed throughout, and with its neutral décor, this property provides a blank canvas ready for the new owner to make their own.

Offers In Excess Of £430,000



- Chain Free
- Off Street Parking
- Upstairs Three Piece Bathroom Suite
- Within Walking Distance of Local Shops and Amenities and a Short Drive to Enfield Retail Parks
- Within Catchment Area of Great Schools Including Bush Hill Park Primary School and Galliard Primary School

- A Well Presented Two Double Bedroom Terrace House
- Spacious Reception Room
- A Sizeable Mainly Laid to Lawn Rear Garden
- Easy Access to Transport Links Including Bush Hill Park Station(0.3 miles) Providing Direct Access into the City
- Close Proximity to the A10/M25/A406 All Providing Access to Surrounding Areas

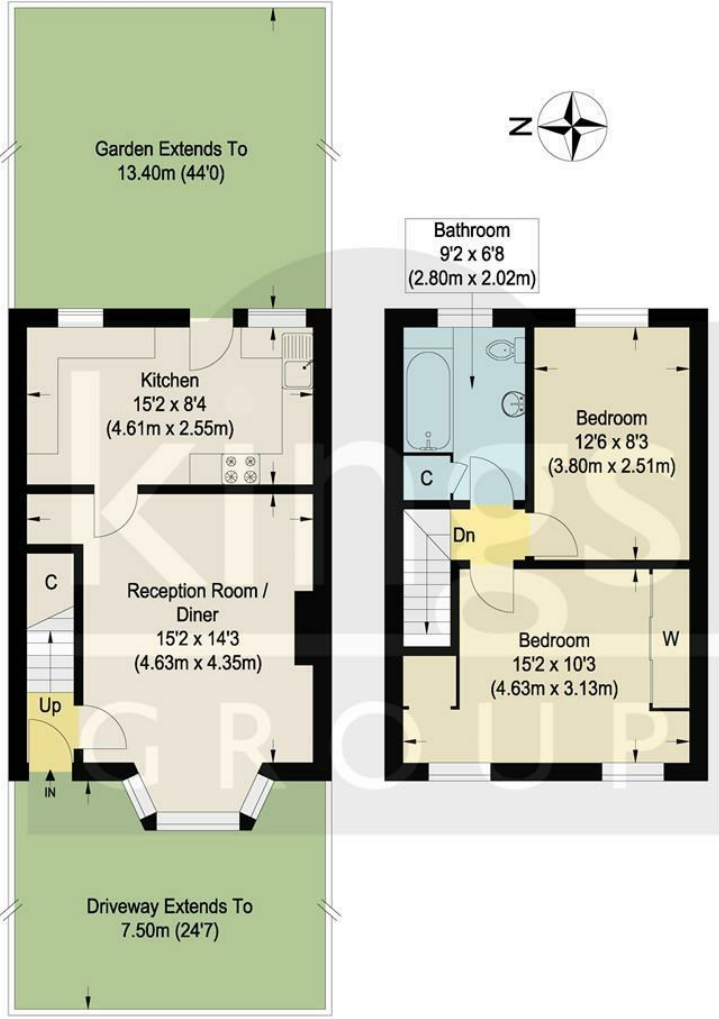
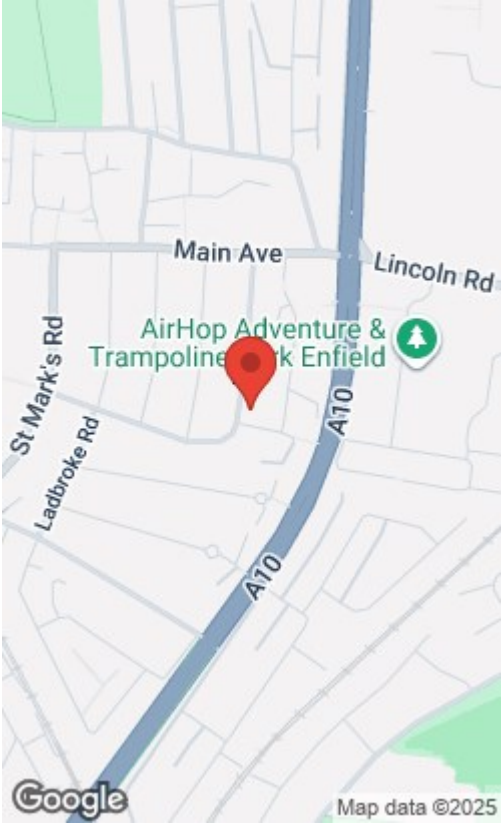
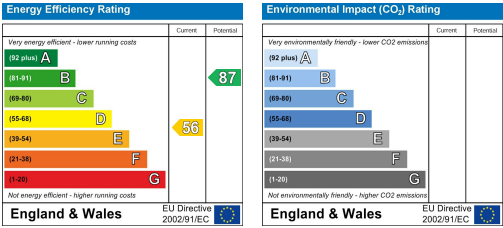






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Ground Floor First Floor

Leighton Road, EN1

Approximate Gross Internal Floor Area : 66.70 sq m / 717.95 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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