



Sketty Road, EN1 3SF
Enfield





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Kings Group – Enfield Town are proud to present this beautifully presented THREE BEDROOM terraced family home, ideally positioned on a highly sought-after residential road just moments from the vibrant Enfield Town Centre. This superb home is perfectly suited to modern family living and falls within the catchment area of several highly regarded schools, including George Spicer Primary School, St Andrew's CofE Primary School, and Chace Community School.

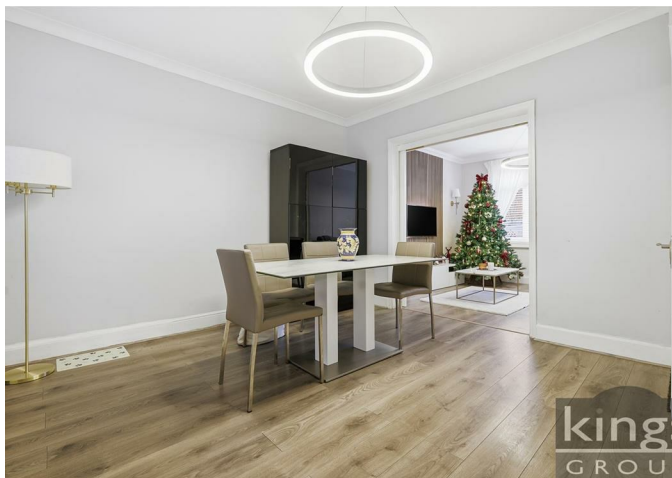
The location offers an excellent balance of lifestyle and convenience. Enfield Town provides a fantastic range of shops, cafés, restaurants, and leisure facilities, while superb transport connections include local bus routes and Enfield Town Station, offering direct services into London Liverpool Street. For those commuting by car, the A10, M25, and A406 are all easily accessible, ensuring straightforward travel across London and beyond.

Internally, the accommodation is both spacious and versatile. The ground floor features a sizeable through lounge, thoughtfully arranged to create distinct living and dining areas, a well-appointed fitted kitchen, and a bright conservatory that overlooks the rear garden—ideal as an additional reception space, playroom, or home office. A downstairs bathroom completes the ground floor layout.

To the first floor, the property continues to impress with three well-proportioned bedrooms. The master bedroom benefits from its own en suite shower room, while a modern four-piece family bathroom suite serves the remaining bedrooms, offering comfort and practicality for growing families.

Externally, the home boasts a generous rear garden, providing excellent outdoor space for entertaining, relaxing, or family enjoyment. Presented in turnkey condition and filled with

£500,000



- A Beautifully Presented Three Bedroom Terrace House
- Downstairs Bathroom, A Modern First Floor Four Piece Bathroom Suite and En-Suite Shower Room to the Master
- A Sizeable Rear Garden
- Close Proximity to Enfield Town Centre Boasting an Array of Shops and Restaurants
- Within Catchment Area of Highly Regarded Schools Including George Spicer Primary School and St Andrews CofE Primary School
- A Generous Through Lounge Offering Ample Space, Presently Arranged as Living and Dining Areas
- Conservatory
- A Home Filled With Natural Light, Offering a Bright and Airy Atmosphere Throughout
- Easy Access to Transport Links Including Bus Stops and Enfield Town Station Providing Direct Access into Central London
- Highly Sought After Residential Street



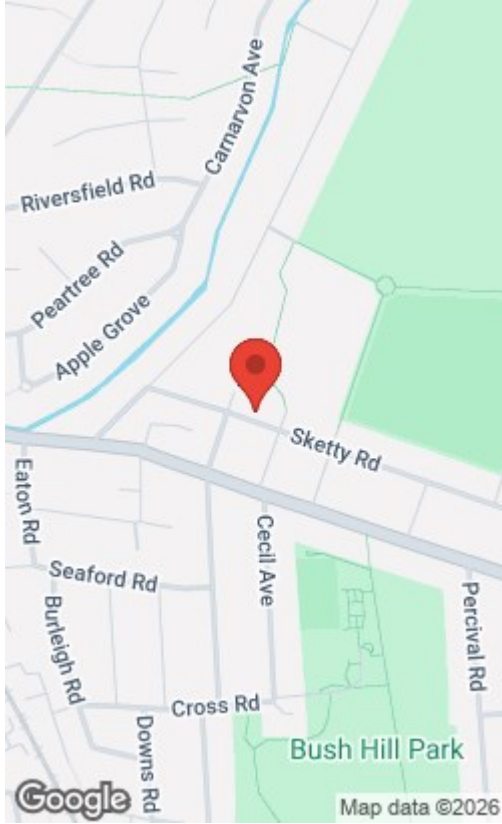




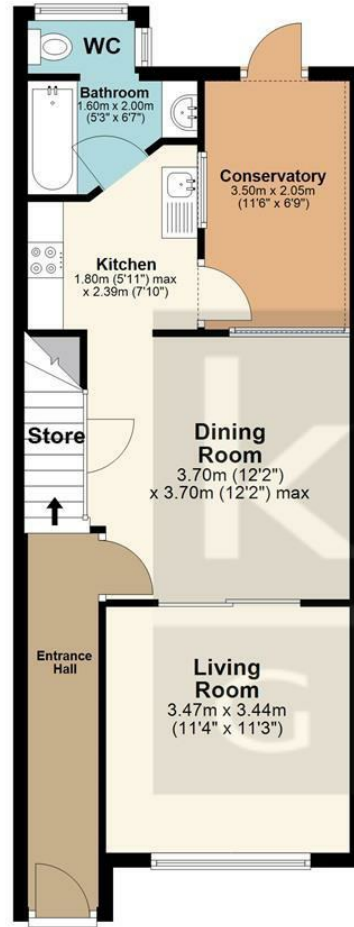
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GROUP



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		England & Wales	
EU Directive 2002/91/EC		EU Directive 2002/91/EC	



Ground Floor



First Floor



Total area: approx. 93.2 sq. metres (1003.6 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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Plan produced using PlanUp.

Sketty 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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