



Old Park Road, EN2 7BH
Enfield





kings
GROUP

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Kings Group-Enfield Town are delighted to present this exceptional three bedroom detached residence, set within the highly sought after Enfield Chase area on Old Park Road. This desirable location is consistently popular due to its excellent connectivity, abundance of nearby amenities, and strong community feel, making it an outstanding choice for family living.

Commuters are exceptionally well served, with Enfield Chase Station just a short distance away, offering direct services into Moorgate and London King's Cross station making the location ideal for professionals. The property is also within easy reach of the vibrant Enfield Town, offering an extensive selection of retail options, cafés, and restaurants, along with the popular dining and local shops along Windmill Hill.

Families will appreciate the excellent selection of highly regarded schools within close proximity, including Chase Side Primary School, Highlands School, and Merryhills Primary School, all of which contribute to the area's strong reputation for education.

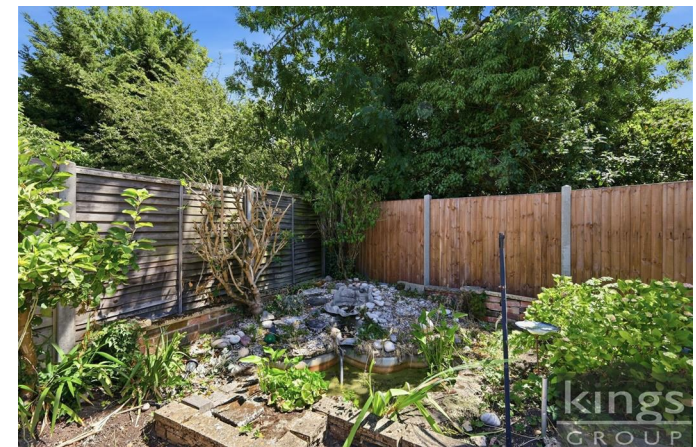
The accommodation is well balanced and thoughtfully arranged, beginning with a generous reception room that offers flexible space for both relaxation and dining. A separate fitted kitchen provides practical functionality, complemented by a convenient ground floor WC. To the first floor, the property continues to impress with three well proportioned bedrooms and a three piece shower room, and storage throughout.

Externally, the home benefits from a substantial and beautifully maintained rear garden, enjoying excellent natural light throughout the day and providing an ideal setting for outdoor entertaining or family enjoyment. Further advantages include off street parking and a garage, enhancing both convenience and practicality.

Offers In The Region Of £655,000



- An Outstanding Three Bedroom Detached Home Situated in a Prime EN2 Position
- Off Street Parking and Garage
- Downstairs WC and First Floor Shower Room
- A Short Stroll From Enfield Chase Station, Offering Direct Services Into Moorgate & London King's Cross
- Benefiting From Access to the Catchment Areas of Chase Side Primary School, Highlands School & Merryhills Primary School
- A Light Filled Dual Aspect Reception Room Offering Brightness From Both Directions
- A Beautifully Maintained Rear Garden, Framed by Attractive Planted Borders
- A Fitted Kitchen Offering Ample Work Surfaces and an Abundance of Cupboard Storage
- Within Close Proximity of Dining Options, Shops and Amenities Along Windmill Hill & Enfield Town Centre
- Well Positioned For Outdoor Leisure With Enfield Golf Club, Cheyne Walk Open Space & Enfield Town Park All Close By



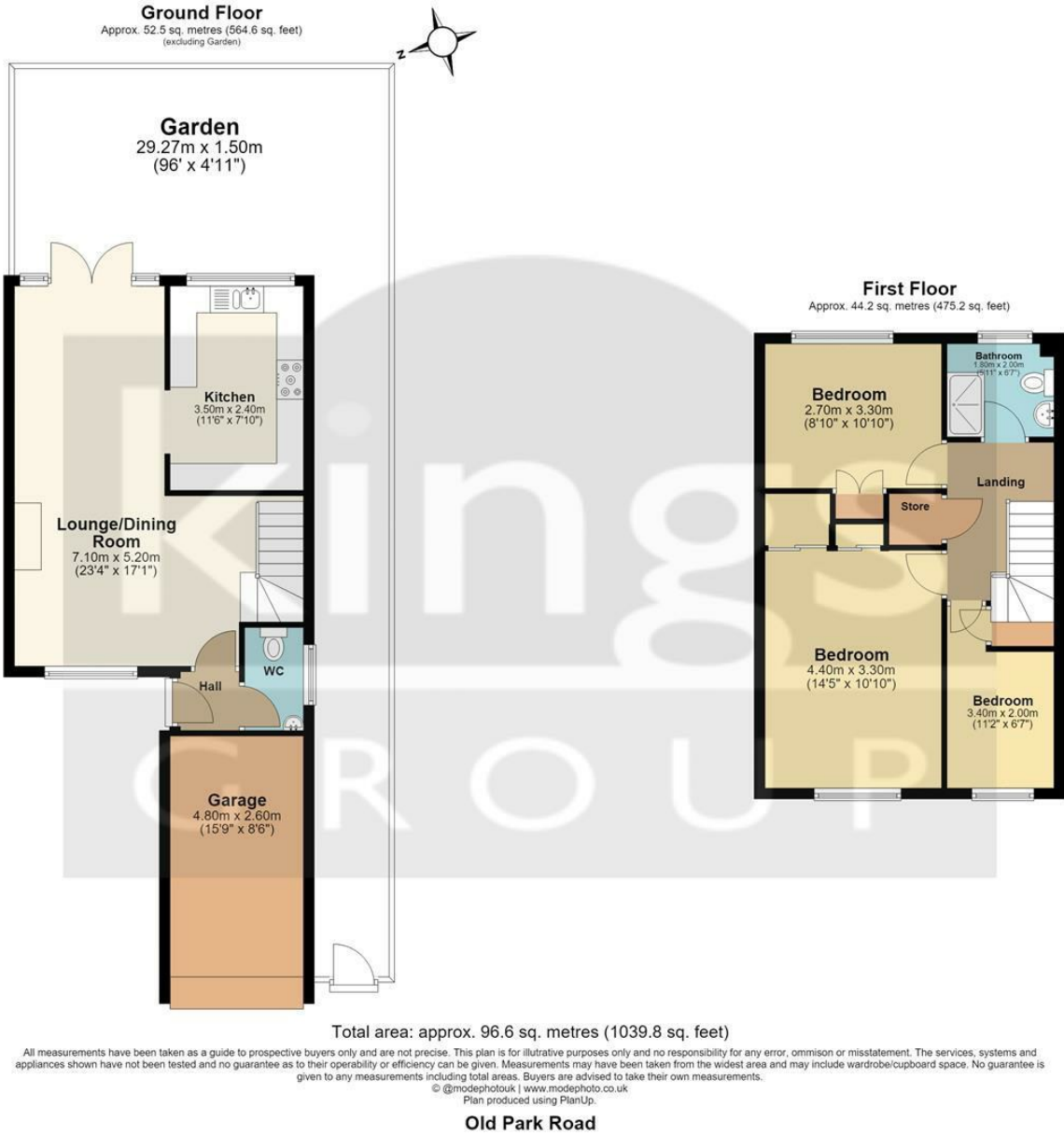




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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive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