



Burleigh Road, EN1 1NU  
Enfield





# Burleigh Road, EN1 1NU

Nestled on the ever popular Burleigh Road, a highly regarded residential street in the heart of Bush Hill Park, this sizeable three bedroom 1930s end terrace home presents a wonderful opportunity for families seeking space, character, and convenience. Positioned within close reach of a wide selection of local shops and amenities, the property is ideally situated for access to Enfield Town Centre, where an array of restaurants, cafes, and retail options await. Commuters will appreciate the excellent transport connections nearby, with local bus routes and Enfield Town Station offering direct services into the City. For families, the home sits comfortably within the catchment area for some of Enfield's most sought-after schools, including George Spicer Primary and Bush Hill Park Primary.

The accommodation offers a welcoming sense of space throughout. A generously sized through lounge provides flexible living and dining areas, ideal for both everyday comfort and entertaining. The kitchen/diner to the rear is well-appointed and perfectly suited for family mealtimes and gatherings. Upstairs, the property continues to impress with three well proportioned bedrooms, two of which feature built-in wardrobes, along with a three piece shower room. A particular highlight of this home is the expansive rear garden, stretching approximately 60 feet and mainly laid to lawn a fantastic space for children to play, outdoor dining, or future landscaping projects.

Additional benefits include a garage to the side, offering both storage and potential for further development. With ample scope to extend to the rear and side, subject to the necessary planning permissions, this home offers the chance to grow alongside your needs.

This is a rare opportunity to secure a charming family home in a sought-after neighbourhood, combining generous living space with enviable proximity to transport, schooling, and local amenities.

## Offers In The Region Of £545,000



- A Sizeable Three Bedroom 1930's End Terrace House
- Garage
- Spacious Through Lounge With Versatile Space for Living and Dining Areas
- Upstairs Shower Room
- Within Catchment Area of Highly Regarded Schools Including George Spicer Primary School and Bush Hill Park Station
- Potential for Further Expansion STPP
- A Well Presented Approximate 60ft Rear Garden
- Fitted Kitchen/Diner
- Within Close Proximity of Transport Links Such as Bus Stops and Enfield Town Station Providing Direct Access into Liverpool Street Station
- Easy Access to Local Shops and Amenities Including Enfield Town Centre

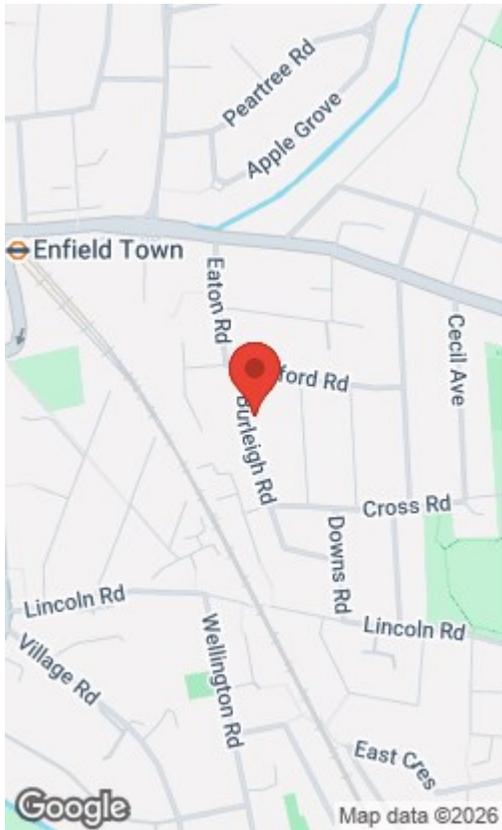








Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) 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 <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	



### Burleigh Road

Approximate Gross Internal Floor Area : 102.0 sq m / 1097.91 sq ft  
(Including Garage)

Garage Area : 13.10 sq m / 141.0 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.

25 Silver Street, Enfield Town, Middlesex,  
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

