



www.kings-group.net

25 Silver Street
Enfield Town EN1 3EF
Tel: 0208 364 4118

Wetherby Road, Enfield, EN2 0NS
£489,995

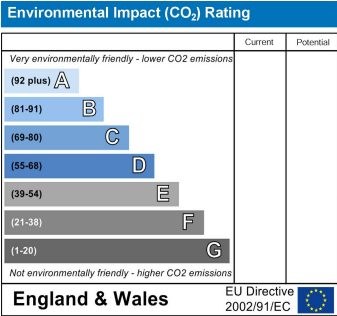
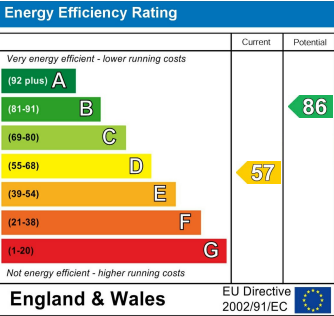
Positioned on one of EN2’s most desirable residential turnings, this exceptional three bedroom end of terrace residence is presented to the market on a chain free basis, offering an outstanding opportunity for first time buyers, families or investors alike.

The home is ideally situated within the catchment of highly regarded schools, including St Michael’s CoFE Primary School, Wren Academy and Chase Side Primary School, making it perfectly suited to family life. A short stroll leads to the charming selection of cafés, restaurants and shops along Lancaster Road, while the vibrant Enfield Town Centre is just moments away by car, providing an array of well-known retailers such as H&M, Next and River Island, alongside an excellent choice of dining experiences.

Commuters are exceptionally well catered for, with convenient access to local bus routes and Gordon Hill Station (Moorgate Line) located approximately 0.3 miles away, offering swift connections into central London.

The accommodation is thoughtfully arranged over two floors. The ground floor showcases a generously proportioned reception room, bathed in natural light and featuring double glazed sliding doors that open seamlessly onto a beautifully presented rear garden extending to approximately 73ft. This impressive outdoor space is further enhanced by side access, ideal for both practicality and entertaining. A well-appointed L-shaped kitchen/diner completes the ground floor. Upstairs, three well sized bedrooms offer comfortable living, two of which are complemented by fitted wardrobes, alongside a three-piece family bathroom suite.

Combining refined living spaces with an enviable location, this superb home represents a rare offering and an opportunity not to be overlooked.



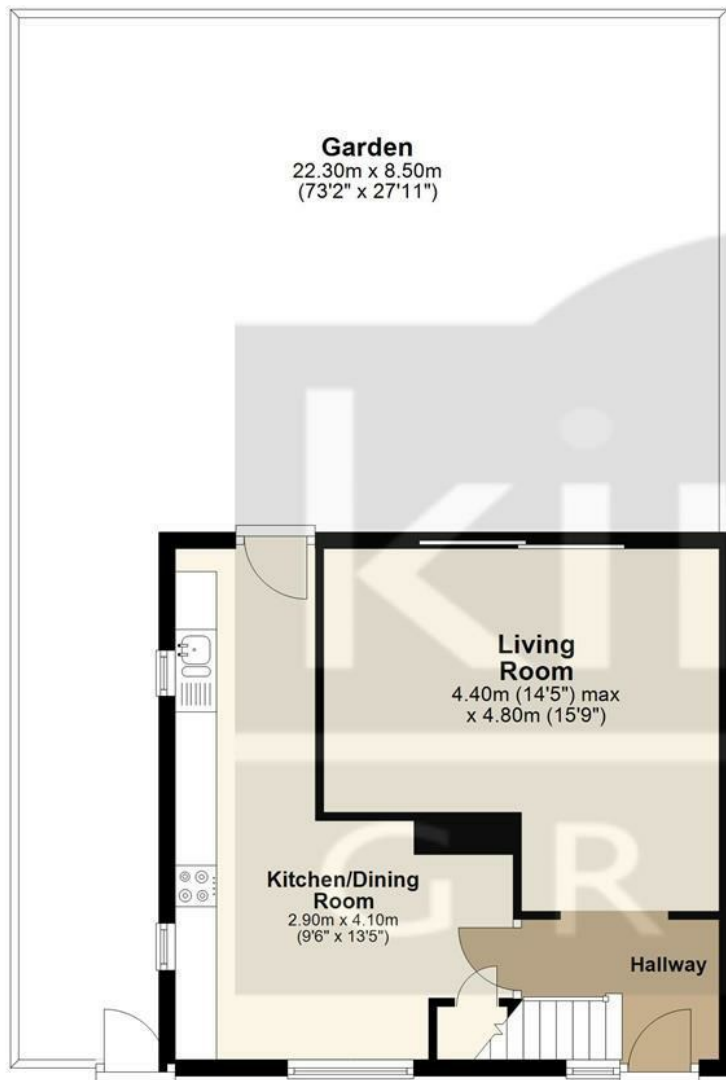
Ground Floor

Approx. 40.9 sq. metres (440.5 sq. feet)
(excluding Garden)



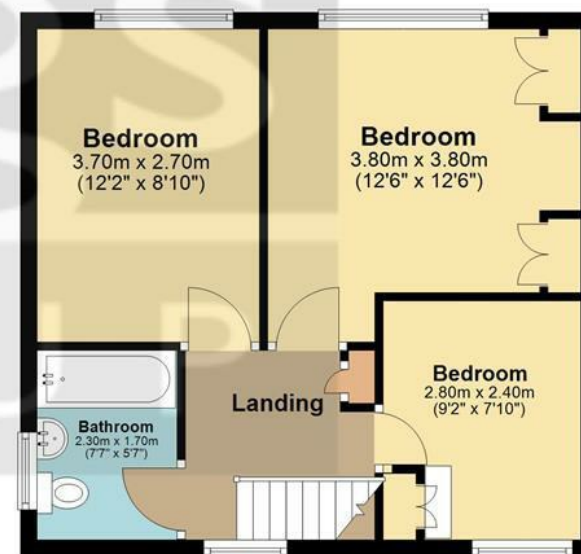
Garden

22.30m x 8.50m
(73'2" x 27'11")



First Floor

Approx. 40.9 sq. metres (439.7 sq. feet)



Total area: approx. 81.8 sq. metres (880.2 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.

© @modephotouk | www.modephoto.co.uk
Plan produced using PlanUp. □

Wetherby Road



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000



