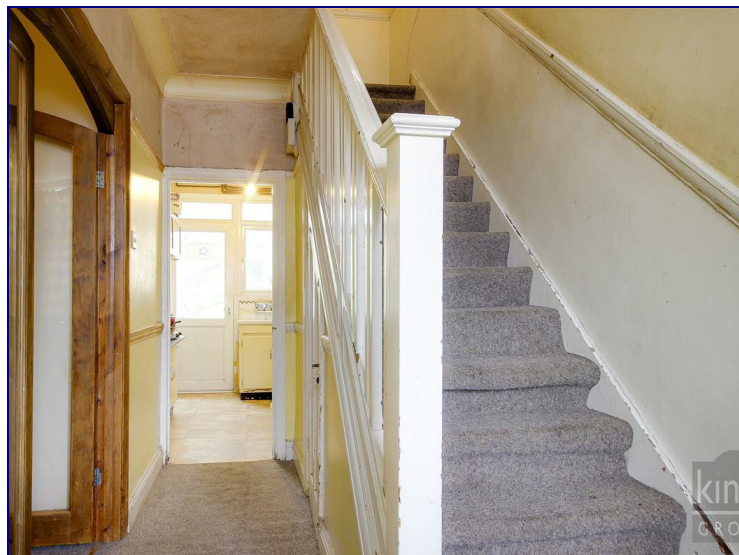


**Farr Road, Enfield, EN2 0DE**



**Offers In The Region Of £595,000**



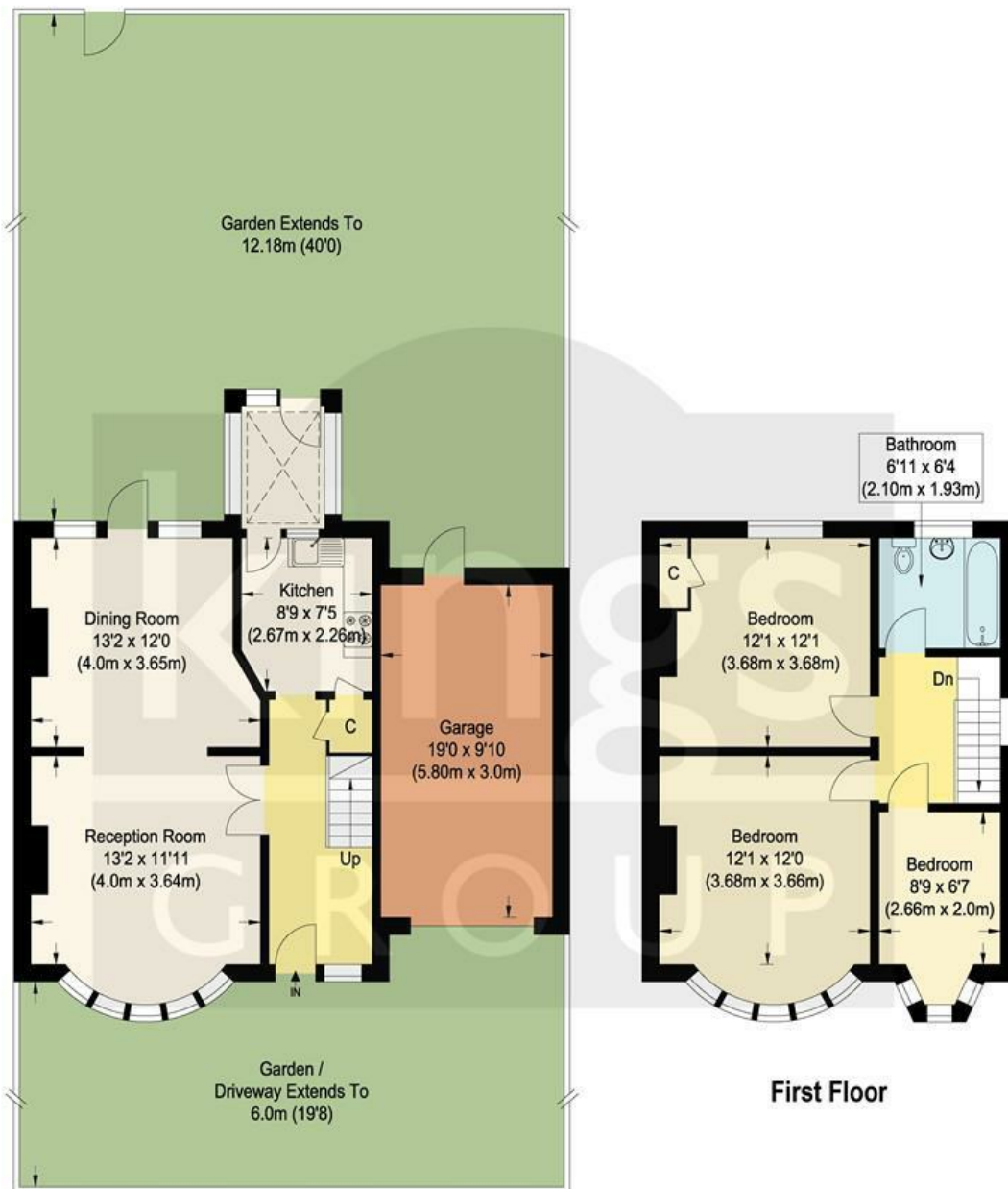
Situated on a popular residential turning in the heart of EN2, this well-proportioned three-bedroom terraced house offers generous living space and outstanding potential for future development, subject to the relevant planning permissions. The property features a bright and spacious through lounge, a separate fitted kitchen, and a first-floor bathroom, along with three well-sized bedrooms, making it a comfortable family home as it stands.

The home boasts a sizeable rear garden and side access, offering clear potential to extend to the rear, side, or into the loft, subject to planning consent. Whether you're a homeowner looking to create your forever home or an investor seeking a high-potential project in a desirable area, this property presents an excellent opportunity.

Ideally located, the property is just 0.5 miles from Gordon Hill Station, providing direct links to Moorgate, and is within walking distance of local shops, cafes, and essential amenities along Lancaster Road. Families will appreciate the proximity to several highly regarded schools, including St. Michael's CofE Primary and Enfield County School for Girls. Enfield Town, with its wide array of shopping and dining options, is also just a short drive







**Ground Floor**

## Farr Road, EN2

Approximate Gross Internal Floor Area : 113.50 sq m / 1221.70 sq ft  
(Including Garage)

Garage Area : 17.40 sq m / 187.29 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(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	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	