

A two-story white terraced house with red brick chimneys and a bay window. The house has a dark tiled roof with several dormers. To the left is a garden with a wooden fence and a large evergreen tree. To the right is another similar house. A black metal railing is in the foreground.

Kimberley Gardens, EN1 3SW  
Enfield

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# Kimberley Gardens, EN1 3SW

Step inside this wonderful two double bedroom Edwardian semi-detached home, perfect for those seeking a property that effortlessly blends period character with modern living. Boasting high ceilings throughout, the accommodation is arranged over two floors and offers bright, well-proportioned living space.

The ground floor features a sizeable through lounge, beautifully complemented by a feature fireplace and ample space for both separate living and dining areas. With windows to both the front and rear aspects, this impressive room is flooded with natural light and truly forms the heart of the home. The fitted kitchen completes the ground floor, offering generous worktop space and a range of cupboard units. Upstairs, you are welcomed by two generous double bedrooms, with the principal bedroom benefiting from fitted wardrobes. The larger than average bathroom comprises a bathtub, wash basin and WC, finished in a practical and comfortable layout. The property is double glazed throughout.

Externally, the well maintained rear garden provides an ideal space for relaxing or entertaining, with the added benefit of convenient side access. To the front, the home enjoys excellent kerb appeal, enclosed by an attractive iron fence that enhances its charming Edwardian façade.

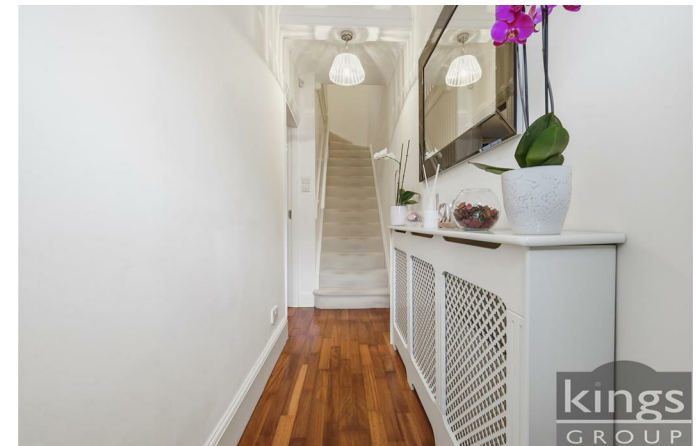
Ideally positioned in a prime location, the property is within walking distance of Enfield Town Centre, home to high street favourites such as River Island, JD Sports and Marks & Spencer, alongside a wide array of restaurants and cafés. Excellent transport links are close by, including local bus routes and Enfield Town station (0.4 miles), providing direct access to Liverpool Street station in around 30 minutes.

Families will also appreciate the proximity to highly regarded schools, including George

£500,000



- Chain Free
- A Welcoming Reception Room Enhanced By High Ceilings
- A Generously Proportioned Three Piece Bathroom Suite
- Within Catchment Area of Some of Enfield's Most Sought After Schools Including George Spicer Primary School
- Easy Access to Transport Links Including Enfield Town Station(0.4 miles) Providing Direct Access into Liverpool Street Station and Enfield Chase Station(0.8 miles) Serves London Moorgate
- An Elegant and Highly Desirable Two Double Bedroom Edwardian Semi-Detached House
- A Fitted Kitchen with Ample Work Top Space and Cupboard Units
- Within Walking Distance of Attractive Green Open Spaces, Including King George Playing Fields and Bush Hill Park
- Close Proximity to Enfield Town Centre Boasting an Array of Retail Shops, Cafes and Restaurants
- A Short Drive From Major Road Links, Including the A10 and the M25 Motorway, Providing Convenient Access to Surrounding Areas and Beyond





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| Energy Efficiency Rating                    |           |           |
|---------------------------------------------|-----------|-----------|
| Very energy efficient - lower running costs | Current   | Potential |
| (92 plus) <b>A</b>                          |           | <b>87</b> |
| (81-91) <b>B</b>                            |           |           |
| (69-80) <b>C</b>                            |           |           |
| (55-68) <b>D</b>                            |           |           |
| (39-54) <b>E</b>                            |           |           |
| (29-38) <b>F</b>                            | <b>65</b> |           |
| (1-28) <b>G</b>                             |           |           |
| Not energy efficient - higher running costs |           |           |
| England & Wales                             |           |           |
| EU Directive 2002/91/EC                     |           |           |

| Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
| Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                                              |         | <b>87</b> |
| (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                                                |         |           |
| (29-38) <b>F</b>                                                |         |           |
| (1-28) <b>G</b>                                                 |         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                                         |         |           |



Total area: approx. 88.1 sq. metres (947.8 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.

### Kimberley Gardens

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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