



Brodie Road, EN2 0EZ
Enfield





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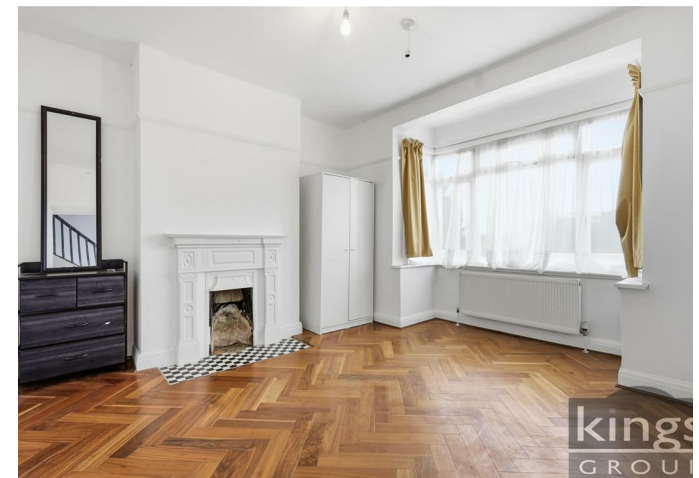
Kings Group – Enfield Town are pleased to offer this substantial & beautifully appointed four bedroom 1930s terraced house, situated on a sought after residential street in the heart of EN2. Retaining the charm and character associated with its era while benefiting from stylish modern enhancements, this impressive home offers exceptional accommodation arranged over three floors.

Upon entering, you are welcomed by a spacious reception room. Undoubtedly the centrepiece of the home is the stunning extended kitchen/dining room, designed for modern family life & entertaining alike. Featuring a striking central island, this impressive space is bathed in natural light from a skylight & double glazed doors, which seamlessly connect the indoors with the beautifully presented rear garden. A separate utility room & a W.C. complete the accommodation on this level. The first floor offers three generously proportioned bedrooms, all served by a three piece family bathroom. Occupying the entire second floor, the loft conversion provides an impressive principal bedroom, complete with a en-suite shower room & useful eaves storage.

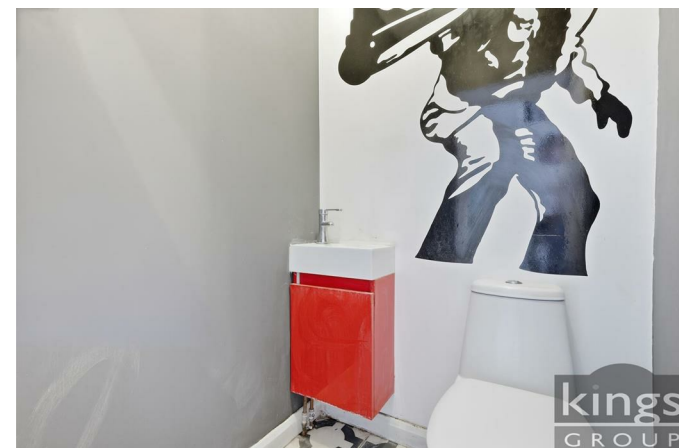
Perfectly positioned within one of EN2's most desirable residential neighbourhoods, the property is within walking distance of an abundance of open green spaces, including Hilly Fields Park, Whitewebbs Park & the historic Forty Hall Estate.

Families will appreciate the excellent selection of highly regarded schools nearby, including St Michael's CofE Primary School, Wren Academy & Lavender Primary School. Everyday amenities are also close at hand, with a variety of shops, cafés & restaurants along Lancaster Road & Chase Side, while the vibrant Enfield Town Centre is just a short drive away.

Offers In Excess Of £620,000



- Chain Free
- A Beautifully Extended Kitchen, Featuring a Central Island & Direct Access to a Separate Utility Room
- Ground Floor WC, First Floor Family Bathroom and a En-Suite Shower Room to the Loft Bedroom
- Easy Access to Gordon Hill Railway Station with Direct Links to Moorgate, Kings Cross and Hertford
- Within Catchment Area of Highly Regarded Schools Including St Michaels CofE Primary School and Lavender Primary School
- A Substantial 1930s Terraced Home, Ideally Situated in a Highly Sought After EN2 Location
- An Attractive and Well-Kept Rear Garden
- Under Floor Heating in the Kitchen
- Within Walking Distance of Local Shops and Amenities Along Lancaster Road & Chase Side
- A Short Stroll to Open Green Spaces Including Hilly Fields Park, Whitewebbs Park and Forty Hall Country Park

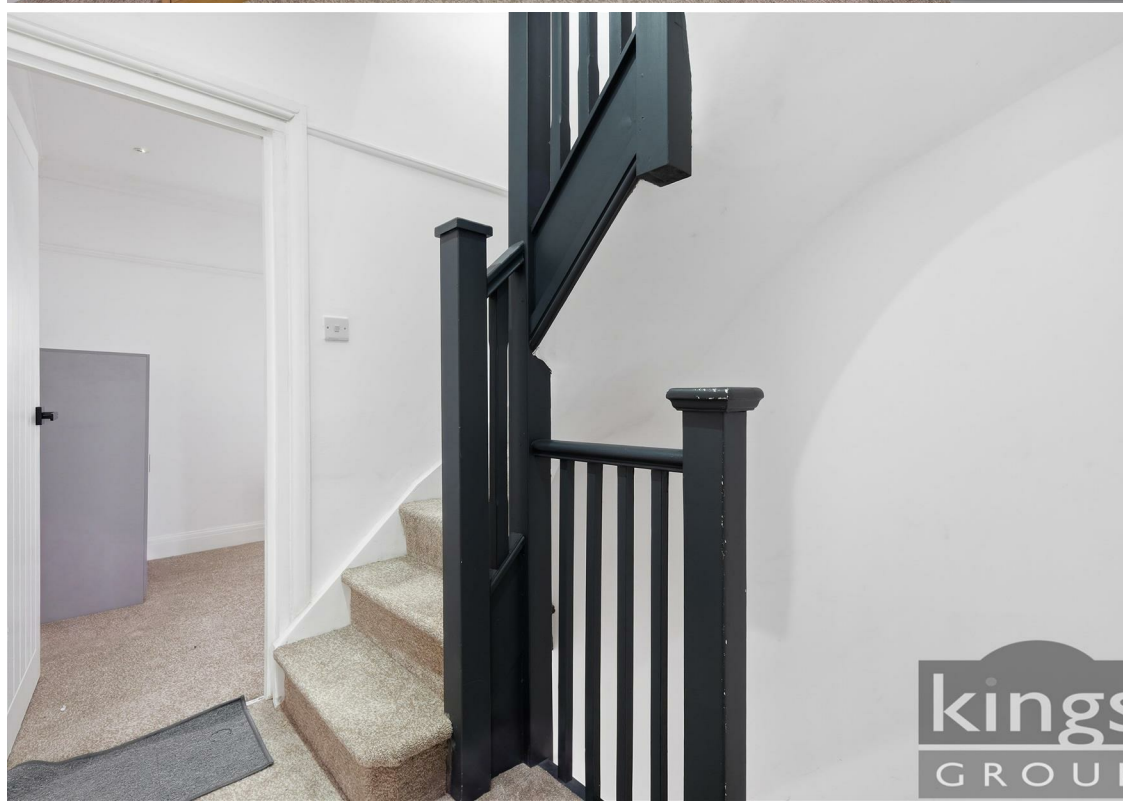




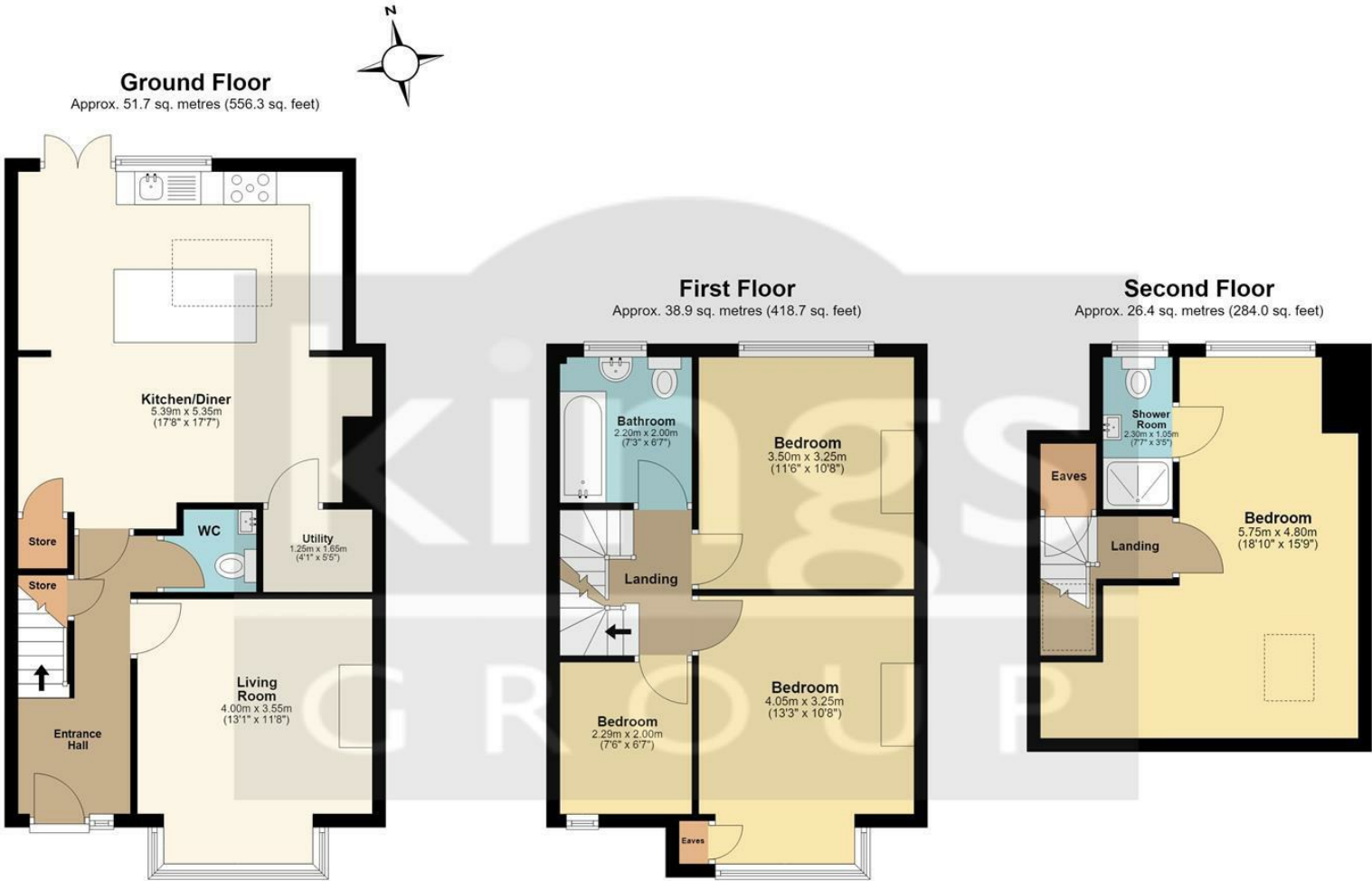
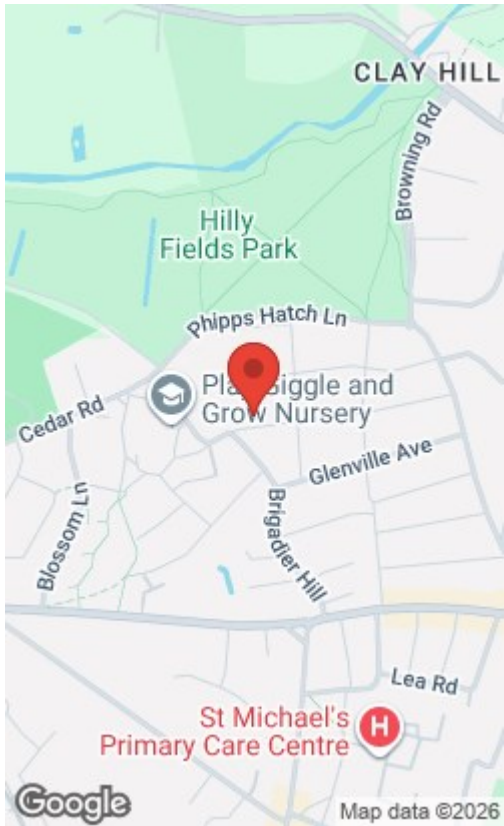
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Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B	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



Total area: approx. 117.0 sq. metres (1259.0 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.

Brodie Road

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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