



Southbury Road, EN1 1QY
Enfield





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Kings Group – Enfield Town are pleased to present this chain free three bedroom 1930s terraced house, ideally situated in a prime North London location with a wealth of everyday conveniences right on the doorstep. Offering generous and versatile accommodation, this property is ideally suited to first time buyers, families and investors alike.

The ground floor comprises two reception rooms, office, downstairs shower room and a fitted kitchen, while the first floor offers three well proportioned bedrooms and a three piece family bathroom. Externally, the property benefits from a rear garden that is mainly laid to lawn, providing a pleasant outdoor space for relaxing and entertaining. There is also potential for a loft conversion, subject to the necessary planning permissions and consents.

The property is exceptionally well positioned for transport links, with local bus routes and both Bush Hill Park and Enfield Town stations within close proximity. These stations provide convenient rail connections into Liverpool Street in approximately 35 minutes, making the property particularly appealing to commuters.

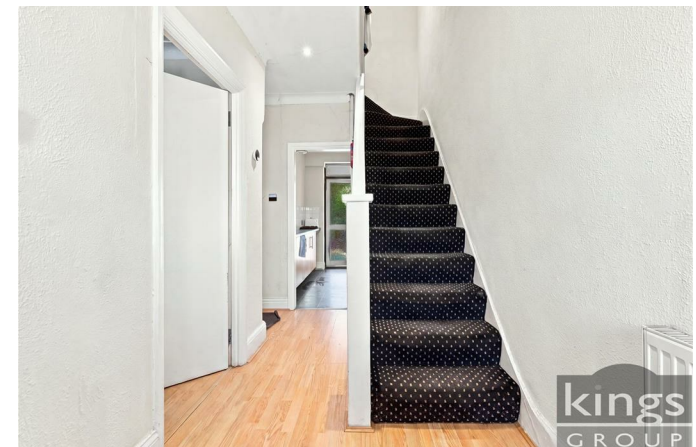
For motorists, there is easy access to the A10, providing swift connections to the M25 and A406 and the wider road network. A variety of local shops, cafés and amenities are also within easy walking distance, including those found in the vibrant Enfield Town Centre, as well as Enfield Retail Park.

For those seeking outdoor space, the property is conveniently located close to Bush Hill Park and Enfield Playing Fields, offering excellent opportunities for walks, recreation and leisure. Families will also appreciate the property's location within the catchment area of a number of well regarded local schools, including George Spicer Primary School, Kingsmead School and Bush Hill Park Primary School.

£475,000



- Chain Free
- Two Reception Rooms
- Well Positioned for Enfield Town & Bush Hill Park Stations, Offering Direct Rail Connections to Liverpool Street Station in Approximately 35 Minutes
- Ideally Located Within the Catchment Area of a Number of Well Regarded Schools, Including George Spicer Primary School, Kingsmead School & Bush Hill Park Primary School
- Easy Access to the A10, M25 & A406, Providing Excellent Connectivity Around North London, Hertfordshire & Beyond
- A Generously Proportioned Three Bedroom 1930s Terraced House
- Downstairs Shower Room and First Floor Three Piece Bathroom Suite
- Within Walking Distance of the Vibrant Enfield Town Centre, Offering an Array of Dining Options, Cafés & Popular Retail Stores
- Offering Broad Appeal to First Time Buyers, Families & Investors Alike
- Close to Open Green Spaces Including Bush Hill Park & Enfield Playing Fields





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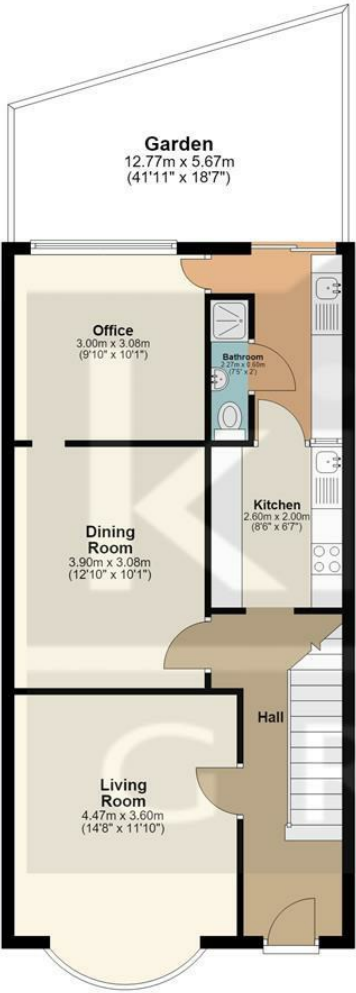
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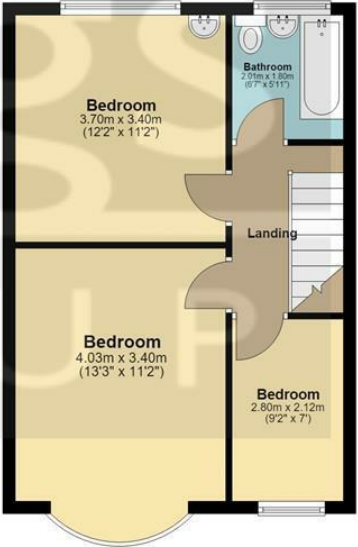
Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC



Ground Floor
Approx. 58.4 sq. metres (628.8 sq. feet)
(excluding Garden)



First Floor
Approx. 42.0 sq. metres (452.0 sq. feet)



Total area: approx. 100.4 sq. metres (1080.8 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.

Southbury Rd

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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