
Falmer Road, EN1 1PZ
Enfield
kings
GROUP


kings
GROUP

Falmer Road, EN1 1PZ

Situated on a sought after residential street in the ever popular area of Bush Hill Park, this exceptional three double bedroom Victorian terraced house offers an appealing blend of period charm, generous proportions & contemporary style. Presented in turnkey condition & offered to the market chain free, this superb home is ready for its next owners to move straight in and enjoy.

Upon entering, you are immediately welcomed by the warm & inviting atmosphere that flows throughout the property. A welcoming entrance porch leads into a sizeable reception room, where a feature fireplace creates an attractive focal point & enhances the character of the space. To the rear, a generously proportioned kitchen/diner provides an excellent setting for both everyday family life & entertaining, offering ample worktop space, an extensive range of cupboard units & two useful built in storage cupboards. There is also a rear porch with storage, adding further practicality to the ground floor. For those seeking additional accommodation in the future, there is also potential to extend to the rear(STPP).

The first floor continues to impress, comprising two well proportioned double bedrooms, both benefiting from built in storage cupboards, alongside a three piece family bathroom suite. Occupying the entire top floor is an impressive principal bedroom, offering excellent proportions, generous fitted wardrobe space & the added luxury of a stylish four piece en-suite bathroom. Externally, the rear garden is predominantly laid to lawn, providing an attractive outdoor space. A useful brick built shed, attached to the house, offers additional storage.

Families will appreciate the property's proximity to highly regarded local schools, including George Spicer Primary School, while Enfield Town Centre is within walking distance. Local bus routes are also readily accessible & Enfield Town Station is approximately 0.3 miles away, providing direct rail connections towards central London.

£550,000









- Chain Free
- A Luxurious Four Piece En-Suite to the Master Bedroom, Together with a First floor Family Bathroom
- Ample Built In Storage Throughout, Including Generous Fitted Wardrobes to the Master Bedroom
- Highly Sought After Bush Hill Park Location
- Within Close Proximity of Enfield Town Centre & Enfield Retail Park
- An Exceptionally Well Presented Three Double Bedroom Terrace House
- A Well Proportioned Kitchen/Diner Offering Excellent Space for both Cooking & Dining
- A Stylishly Appointed Reception Room Boasting a Charming Feature Fireplace
- Just 0.3 Miles from Enfield Town Station, with Direct Trains to Liverpool Street in Approximately 35 Minutes
- Within Catchment Area of Highly Regarded Schools Including George Spicer Primary School & Bush Hill Park Primary School









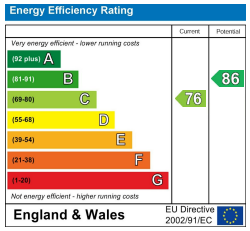

kings
GROU

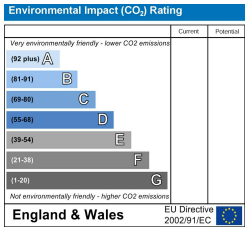


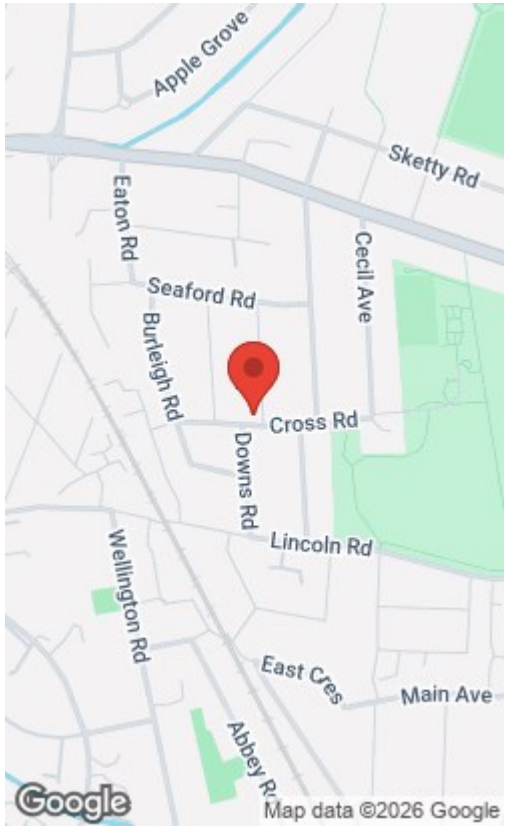












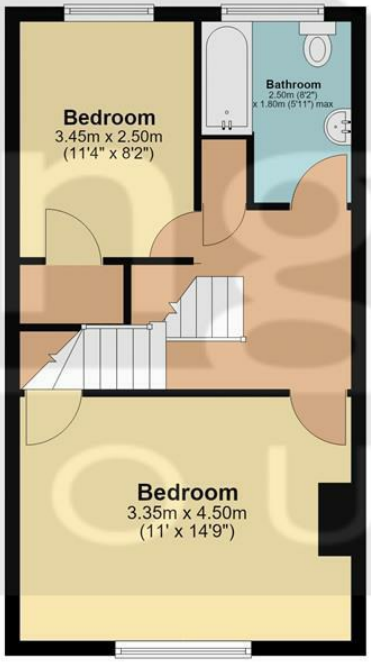
Ground Floor

Approx. 47.5 sq. metres (511.2 sq. feet)



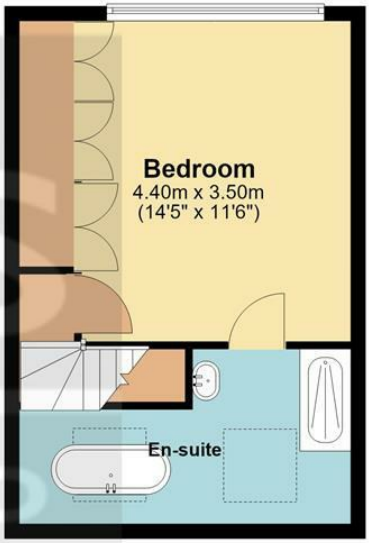
First Floor

Approx. 38.7 sq. metres (417.0 sq. feet)



Second Floor

Approx. 30.5 sq. metres (328.1 sq. feet)



Total area: approx. 116.7 sq. metres (1256.3 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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.

Falmer 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.

25 Silver Street, Enfield Town, Middlesex, EN1 3EF
T: 0208 364 4118
E:
www.kings-group.net