



Park Way, EN2 7DS
Enfield





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Kings Group – Enfield Town are delighted to present this impressive four bedroom detached residence, offered to the market on a chain free basis & occupying a particularly desirable position. Boasting approximately 1,621.8 sqft of internal accommodation arranged over two floors, this substantial family home combines generous proportions, versatile living space & an enviable rear aspect overlooking beautiful open green space.

Upon entering, the ground floor provides a welcoming sense of space, centred around a generously proportioned reception room offering excellent flexibility for both living & dining areas. A modern fitted kitchen provides a practical & stylish space for everyday living, while a convenient ground-floor WC completes this level. Upstairs, the property continues to impress with four sizeable bedrooms, including a principal bedroom benefiting from its own en-suite bathroom, alongside a further family bathroom.

Externally, the property enjoys a particularly impressive rear garden extending to approximately 85ft, providing an exceptional outdoor space for entertaining, relaxing & family enjoyment. The garden backs directly onto beautiful open green space, creating a peaceful and private setting, while also providing attractive open views from the first floor. To the front, the property benefits from off street parking & an integral garage, providing excellent convenience & further storage.

The location is equally appealing. Gordon Hill & Enfield Chase stations are both approx 0.7 miles away, offering excellent rail connectivity into Central London. A selection of local shops & everyday amenities are also within easy reach, while Enfield Town Centre is conveniently accessible by car, offering an extensive choice of shops & restaurants.

The property is also well positioned for local schooling, including Highlands School(Outstanding Ofsted rating), Merryhills Primary School & Wren Academy, making the location particularly appealing to families.

£850,000



- Chain Free
- A Substantial Rear Garden Extending to Approximately 85ft, Backing onto Open Green Space & Offering a High Degree of Privacy with Attractive First Floor Views
- Conveniently Appointed with a Ground Floor WC, First Floor Family Bathroom & En-Suite to the Principal Bedroom
- A Spacious Reception Room Providing Ample Space for Comfortable Living & Dining
- Enjoying a Convenient Location Close to Local Shops & Amenities, with Enfield Town Centre Within Easy Driving Distance
- A Generously Proportioned Four Bedroom Detached House
- Private Off Street Parking & an Integral Garage
- A Sleek & Contemporary Dual-Aspect Kitchen
- Approximately 0.7 Miles From Both Gordon Hill & Enfield Chase Stations, Providing Excellent Connectivity into Central London
- Well Positioned for Local Schooling, Including Highlands School(Rated Outstanding by Ofsted) & Merryhills Primary School





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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		
(29-38) F		
(1-28) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	EU Directive 2002/91/EC

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



Total area: approx. 150.7 sq. metres (1621.8 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.

Park Way

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