



Priors Mead, EN1 3LS
Enfield



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KINGS GROUP Enfield are delighted to present this beautifully presented TWO DOUBLE bedroom terraced home, perfectly tucked away in a peaceful cul-de-sac – an ideal setting for families and first-time buyers alike.

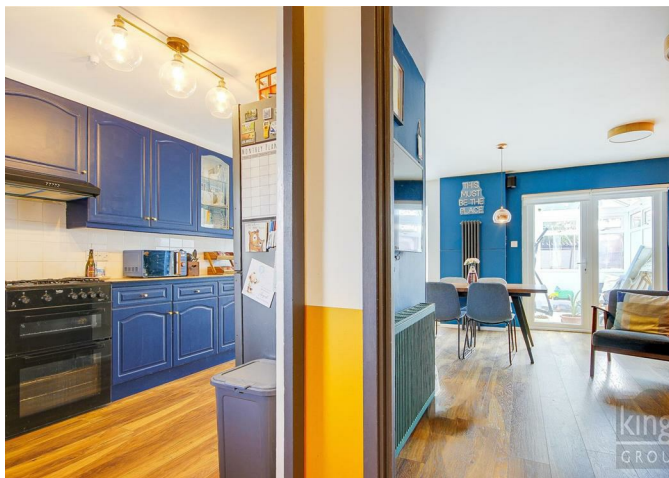
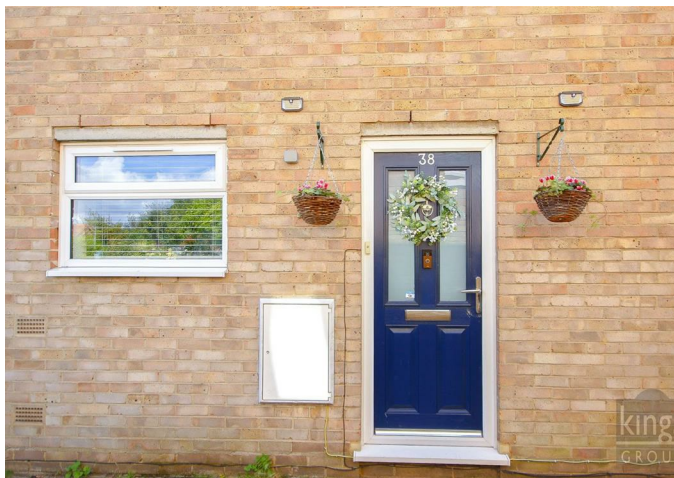
Upon entering, you are welcomed into a spacious and flowing ground floor layout, offering a seamless connection between the living area, dining space, and fitted kitchen. The reception room, truly the heart of the home, features a striking bare brick accent wall and is flooded with natural light, creating a warm and inviting atmosphere. Adding further versatility to the living space is a bright and airy conservatory, ideal for relaxing or entertaining all year round.

Upstairs, the property comprises two generously sized double bedrooms, both complete with built-in storage cupboards. A well-appointed family bathroom and a separate WC provide added convenience for daily living.

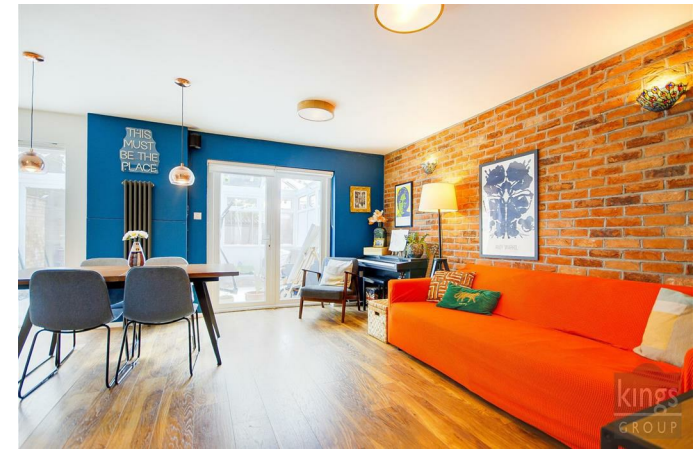
Outside, the well-maintained rear garden offers a private outdoor retreat, featuring a large storage shed and side access perfect for those who enjoy gardening or outdoor activities.

Located within close proximity to excellent transport links, the property is just 0.8 miles from both Gordon Hill Station and Enfield Town Station, with local bus stops nearby for easy commuting. Families will appreciate the property's location within the catchment area of highly regarded schools, including Chace Community School, Lavender Primary School, and St. Andrew's C of E Primary School. Additionally, you're only a short walk from local shops and everyday amenities, while Enfield Town Centre and Enfield Retail Parks are just a short drive away, offering a wide range of shopping, dining, and leisure options.

Offers In The Region Of £440,000



- A Beautifully Presented Two Double Bedroom Terrace House
- A Spacious Reception Room with Space for Both Living and Dining Areas
- Fitted Kitchen With Ample Work Top Space and Cupboard Units
- Ample Storage Space
- Within Catchment Area of Highly Regarded Schools Including Chace Community School and Lavender Hill Primary School
- Quiet Cul-De-Sac Location
- Conservatory
- A Mainly Laid to Lawn Rear Garden with a Large Storage Shed and Side Access
- Flooded With Natural Light Throughout
- Easy Access to Transport Links Including Bus Stops, Gordon Hill Station(0.8 miles) and Enfield Town Station(0.8 miles)









Energy Efficiency Rating

Rating	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

Current: 70 Potential: 79

Environmental Impact (CO₂) Rating

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		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		

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Approximate Gross Internal Floor Area : 94.30 sq m / 1015.03 sq ft

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.

T: 020 8805 5959

