



## Clive Road, Enfield, EN1 1RD

**£2,400**



\*\*\*\*\*£500,000-£525,000\*\*\*\*\*

Nestled on Clive Road in the heart of Enfield, this charming three-bedroom mid-terrace house, built in the 1930s, offers a delightful blend of modern living and classic character. Spanning approximately 947 square feet, the property has been meticulously refurbished to an excellent standard, ensuring a comfortable and stylish home for its new owners.

Upon entering, you are greeted by an inviting open-plan living room, also known as a through lounge, which seamlessly connects to a newly fitted kitchen. This layout is perfect for both entertaining guests and enjoying family time. The ground floor also features a convenient downstairs w/c, enhancing the practicality of the space.

The property boasts three well-proportioned bedrooms, providing ample space for a growing family or those seeking a home office. The newly installed bathroom is both modern and functional, catering to all your needs.

One of the standout features of this home is the west-facing garden, measuring approximately 50 feet. This outdoor space is perfect for enjoying sunny afternoons and offers rear access, adding to its convenience. There is also potential for further development, with opportunities to extend into the loft and create a rear extension, allowing you to tailor the home to your specific requirements.

Location is key, and this property does not disappoint. It is situated close to Enfield Town, with easy access to Southbury Road and Bush Hill Park overground station, making commuting a breeze. Families will appreciate the excellent school catchments, as well as the nearby local parks and amenities, ensuring that everything you need is within reach.

In summary, this beautifully presented terraced house on Clive Road is a perfect opportunity for those seeking a modern home in a vibrant community. With its excellent condition, spacious layout, and potential for further enhancement, it is not to be missed.

- Three bedroom Mid-terrace house
- Through lounge
- New fitted kitchen
- Conservatory
- Down stairs W/C
- 50 ft rear west facing garden
- Large bedrooms
- New Bathroom
- Potential for loft extension and/or rear extension
- Chain free

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approximate Gross Internal Floor Area = 97.92 sq m / 1054 sq ft

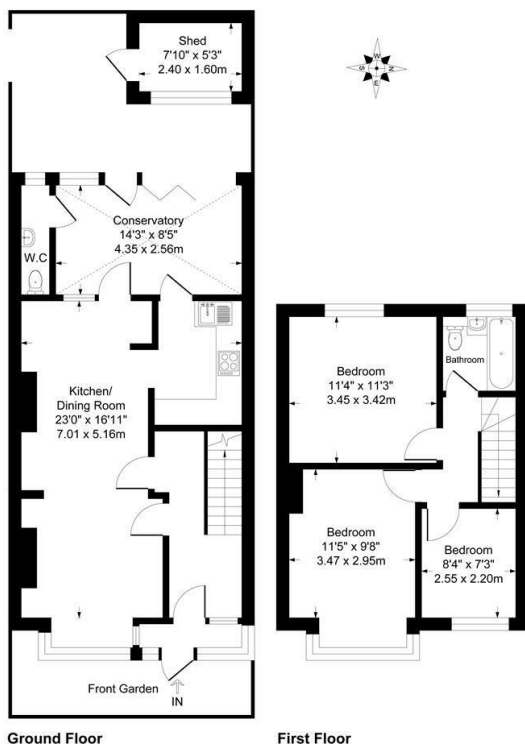
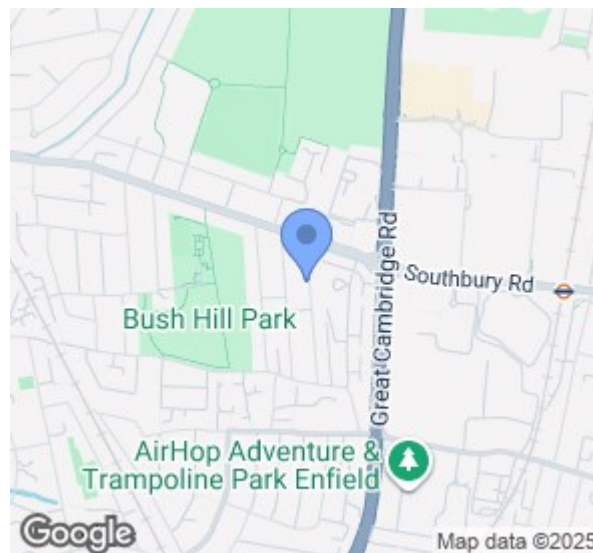


Illustration for identification purposes only, not in scale



| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           | <b>90</b>               |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>65</b> |                         |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| England & Wales                             |           | EU Directive 2002/91/EC |



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