



LINKSIDE CLOSE, EN2
£775,000 FREEHOLD

A LOVELY FAMILY HOME LOCATED WITHIN EASY REACH OF SCHOOLS, OPEN-SPACES, AND PUBLIC TRANSPORT LINKS INTO THE CITY AND THE WEST END.

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

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DESCRIPTION:

A charming semi-detached chalet bungalow that is full of light and extremely spacious. Situated in a quiet cul-de-sac and in walking distance to an excellent primary and secondary school. Within easy reach to Enfield Chase BR station (to Moorgate) and Oakwood tube station 0.7ml.

The property has been extended into the loft and reconfigured on the ground floor to provide light-filled accommodation over two floors. There is also potential for further expansion on the side of the property (subject to planning consent) to create an office, gym, or living area making it ideal for families or a live work home. The ground floor features two spacious reception rooms, separated via glazed double doors, a contemporary kitchen with stainless steel and granite surfaces, and an island with a breakfast bar. This leads into a bespoke, high-pitched timber conservatory, opening onto the garden. Both rooms also benefit from tiled underfloor heating. There is also a family bathroom and two bedrooms on the ground floor (one currently utilized as an office). The first floor has three bedrooms and a WC. One of the bedrooms has a walk-in shower cubicle, wash hand basin, ample eaves storage and features a lovely 'porthole' window. Externally, the property has a superb 70'9 long, westerly aspect rear garden with a large, paved patio. There is also access to the garage and a spacious interlinking storeroom. The front of the house features a well-maintained garden with generous off-street parking and further access to the garage.

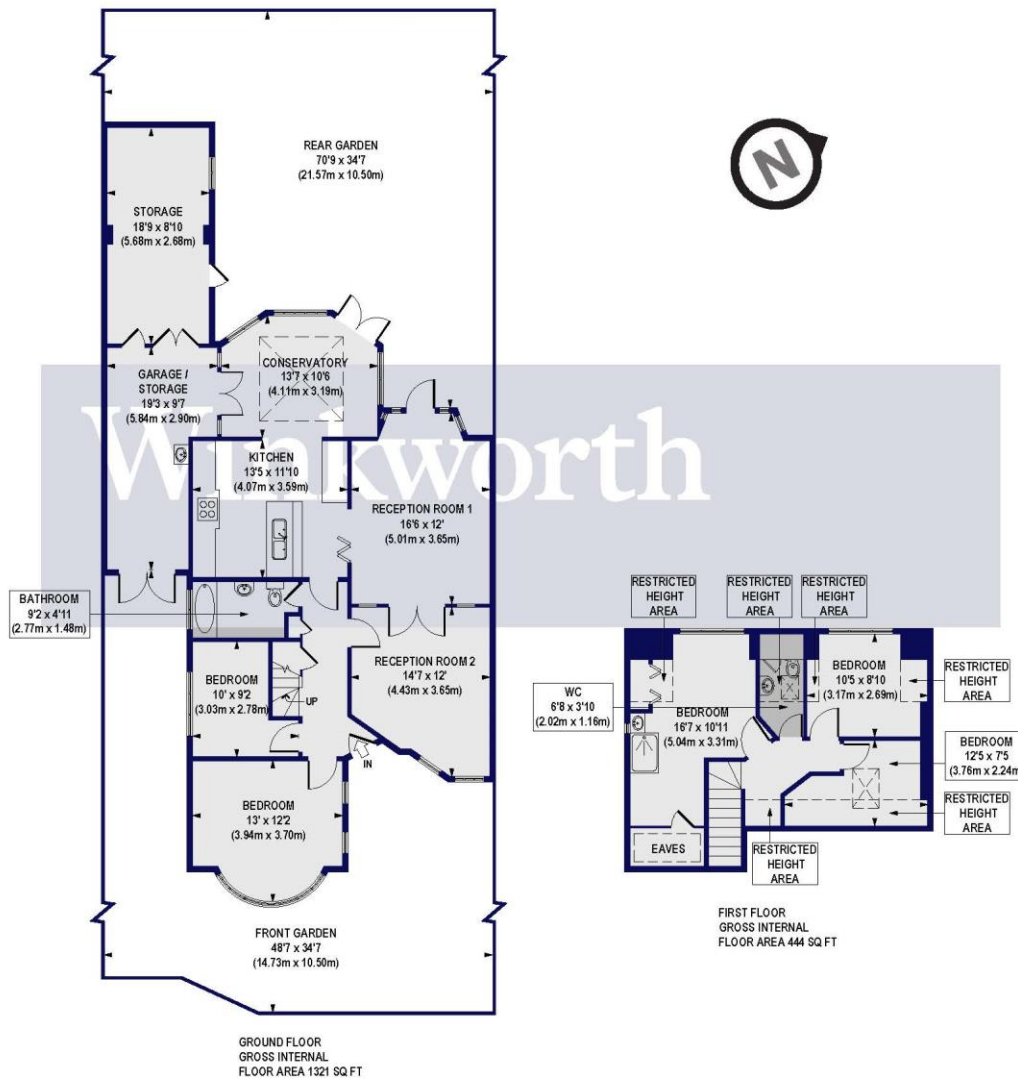
Council Tax: London Borough of Enfield - Band F





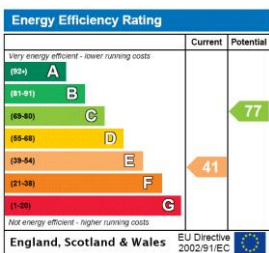
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Approx. Gross Internal Floor Area 1765 sq. ft / 164.00 sq. m (Including Restricted Height Area, Eaves, Garage & Storage)
 Approx. Gross Internal Floor Area 1357 sq. ft / 126.06 sq. m (Excluding Restricted Height Area, Eaves, Garage & Storage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans.

This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.



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