



50 Friar Road, Enfield, EN2 8FZ
Offers In Excess Of £800,000



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Welcome to this stunning property located on Friar Road in the charming area of Enfield. This end terrace house offers a perfect blend of modern design and comfort, making it an ideal home for you and your family.

As you step inside, you are greeted by a spacious kitchen/diner, perfect for entertaining guests. With four bedrooms and three bathrooms, there is ample space for everyone to enjoy their own privacy and comfort.

This property boasts a contemporary feel while offering a warm and inviting atmosphere. Built in 2018, the house is ready for you to move in and make it your own.

Convenience is key with parking available for two vehicles, ensuring you never have to worry about finding a spot. The property is part of the prestigious Linden Homes development and comes with the NHBC guarantee, providing you with peace of mind.

Located in close proximity to Gordon Hill Station, commuting is a breeze, making this home perfect for those who need to travel for work or leisure. Additionally, having Wren Academy nearby adds to the appeal of this fantastic location.

Don't miss out on the opportunity to make this beautiful house your new home. Contact us today to arrange a viewing and take the first step towards living in this wonderful property on Friar Road.



Entrance Hallway

Double glazed window to side aspect, 'Amtico' flooring, radiator, stairs leading to first floor landing and doors leading to office, W.C and kitchen/diner.

Office 9'6" x 8'6" (2.90m x 2.59m)

Double glazed window to front aspect, radiator and airing cupboard.

W.C

Frosted double glazed window to side aspect, low flush W.C, pedestal wash hand basin with mixer tap, radiator, tiled floor and walls.

Kitchen/Diner 17'4" x 14'4" (max) (5.28m x 4.37m (max))

Dual aspect double glazed windows, double glazed patio door leading to rear garden, eye and base level units with granite worktop surfaces and granite splashbacks, stainless steel sink with mixer tap, fitted five point gas hob with oven and extractor hood, integrated fridge/freezer, washing machine and dishwasher, under stair storage cupboard, two radiators, spotlights and tiled flooring.

First Floor Landing

Stairs leading to second floor landing, storage cupboard, doors leading to lounge, bedroom three, bedroom four and bathroom.

Lounge

14'4" x 10'2" opening to 14'3" (4.37m x 3.10m opening to 4.34m)

(L-Shape) Dual aspect double glazed windows and two radiators.

Bedroom Three 12'1" x 10'0" (3.68m x 3.05m)

Double glazed window to front aspect, radiator, fitted wardrobes, loft access and door leading to ensuite.

Ensuite

Frosted double glazed window to rear aspect, low flush W.C, shower cubicle, pedestal wash hand basin with mixer tap, heated towel rail, spotlights, tiled floor and tiled walls.

Bedroom Four

10'2" x 11'1" narrowing to 7'0" (3.10m x 3.38m narrowing to 2.13m)

(L-Shape) Dual aspect double glazed windows and radiator.

Bathroom

Panel enclosed bath with mixer tap and shower attachment, concealed low flush W.C, pedestal wash hand basin with mixer tap. heated towel rail, spotlights, tiled walls and tiled floor.

Second Floor Landing

Loft access, airing cupboard, doors leading to bedroom one and bedroom two.

Bedroom One

14'4" x 10'3" opening to 15'2" (4.37m x 3.12m opening to 4.62m)

(L-Shape) Dual aspect double glazed windows, radiator, fitted wardrobes and door leading to ensuite.

Ensuite

Double shower cubicle, sink with mixer tap, low level W.C, heated towel rail, spotlights, tiled floor and tiled walls.

Bedroom Two 14'4" x 9'2" (4.37m x 2.79m)

Dual aspect double glazed windows, fitted wardrobe and radiator.

Exterior - Front

Tarmac driveway with EV charging point, remote up and over door leading to garage, side gate leading to rear garden, rockery with shrubs and plants.

Exterior - Rear

Mainly laid to lawn with patio area, flower beds to either side with plant and shrub borders, gate leading to side access and door leading to garage.

Garage 17'8" x 13'5" (5.38m x 4.09m)

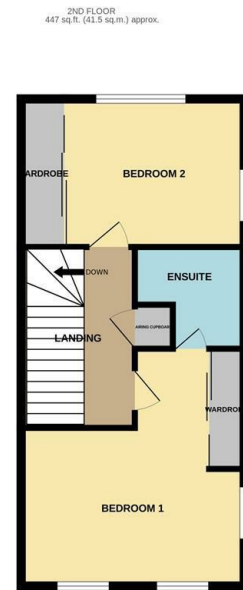
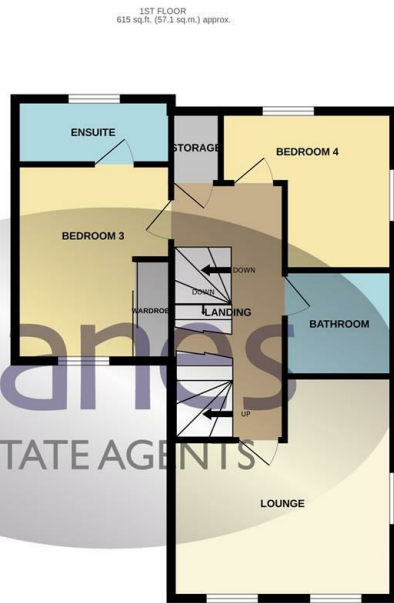
Remote up and over door, power and lighting.

Lanes Estate Agents Enfield Reference Number

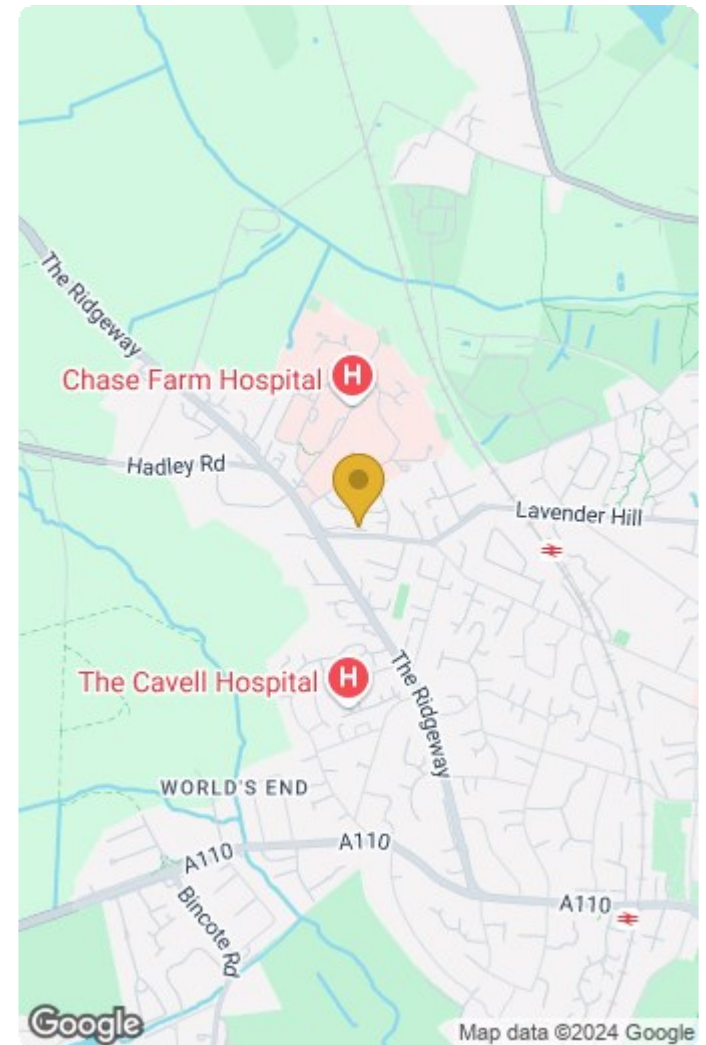
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TOTAL FLOOR AREA: 1711 sq.ft. (158.9 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			93
(81-91) B		84	
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		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			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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