



27 Slades Gardens, Enfield, EN2 7DP
£830,000



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A spacious and exceptionally bright five-bedroom semi-detached family home, ideally positioned on a sought-after residential street within the catchment area of outstanding schools and close to excellent transport links and local amenities. Fully refurbished in 2019, this impressive property offers well-planned and versatile accommodation throughout.

The ground floor comprises a welcoming lounge, a contemporary open-plan kitchen/family room ideal for modern living and entertaining, and a convenient downstairs WC. The home benefits from two stylish family bathrooms, one of which features underfloor heating, along with four generous double bedrooms arranged over the upper floors.

Externally, the property boasts a large rear garden with a patio area and raised lawn, providing an excellent space for outdoor dining and family enjoyment. The garage is accessible via a shared driveway. Offered chain-free, this home is set on a quiet and friendly street within a 10-minute walk of excellent primary and secondary schools, Enfield Golf Course, and Trent Park Equestrian Centre, and is ideally located between Enfield Chase Overground Station and Oakwood Underground Station.



Hallway

Lounge 13'3" x 11'7" (4.04m x 3.53m)

Open Plan Kitchen/Diner

21'8" x 16'6" narrowing to 11'9" (6.60m x 5.03m narrowing to 3.58m)

W.C 5'4" x 2'8" (1.63m x 0.81m)

First Floor Landing

Bedroom One 13'9" x 13'0" (4.19m x 3.96m)

Bedroom Two 12'2" x 10'5" (3.71m x 3.18m)

Bedroom Five 6'9" x 5'9" (2.06m x 1.75m)

Bathroom 8'7" x 6'8" (2.62m x 2.03m)

Second Floor Landing

Bedroom Three 12'0" x 10'5" (3.66m x 3.18m)

Bedroom Four 15'7" x 10'4" (4.75m x 3.15m)
(Restricted head height)

Shower Room 7'2" x 6'2" (2.18m x 1.88m)

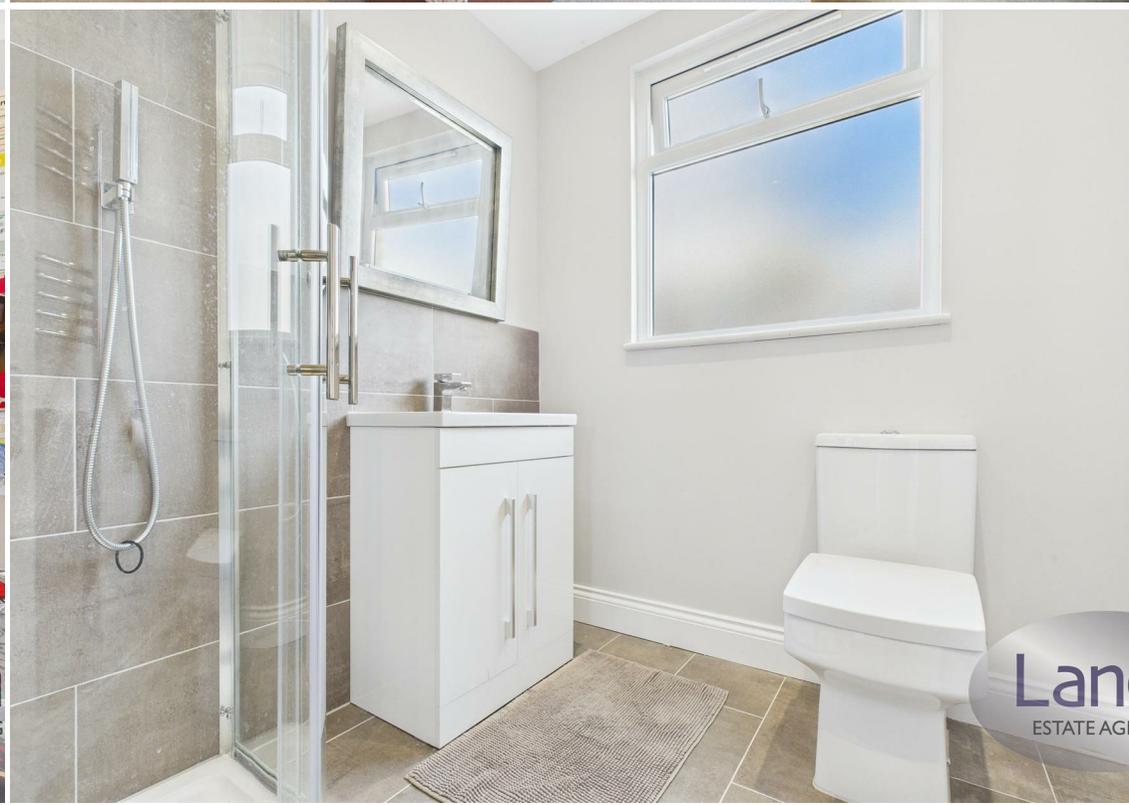
Front Garden

Rear Garden

Garage 20'1" x 7'8" (6.12m x 2.34m)
Accessed via shared driveway

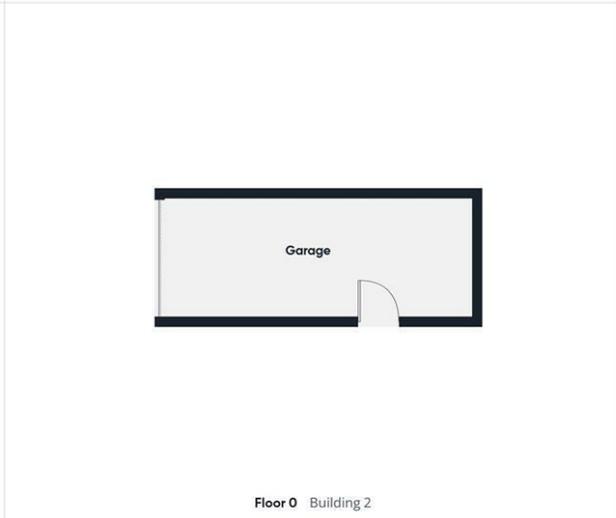
Lanes Estate Agents Enfield Reference Number

ET5312/AX/AX/AX/040226





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Lanes
PROPERTY

Approximate total area^m
145.2 m²
1562 ft²

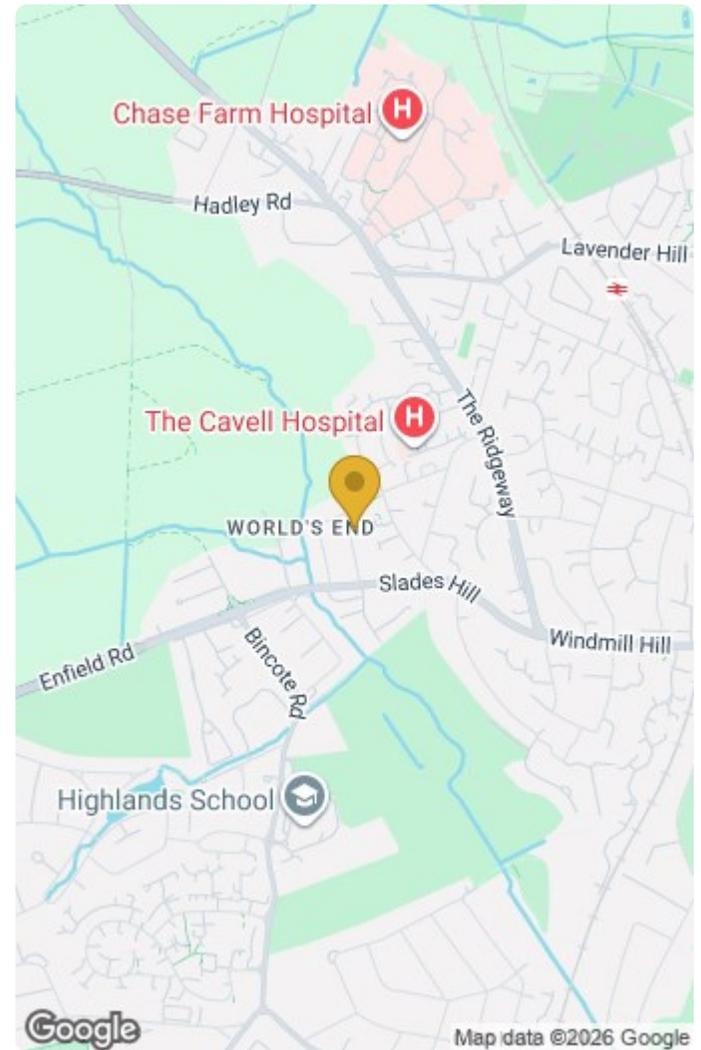
Reduced headroom
4.2 m²
45 ft²

(1) Excluding balconies and terraces.

Reduced headroom:
..... Below 1.5 m/5 ft.

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



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			
(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.

