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42 Peartree Road, Enfield, EN1 3DE

Offers Invited £1,500,000

Nestled in the desirable Willow Estate on Peartree Road, this exceptional four-bedroom, four-bathroom property presents a unique opportunity for those seeking a blend of modern living and advanced technology. The home has been meticulously designed to offer a high specification throughout, ensuring comfort, security, and energy efficiency.

As you step inside, you will immediately appreciate the contemporary design that prioritises both style and functionality. Underfloor heating spans every floor, delivering consistent warmth, while air conditioning on the ground floor and in the loft guarantees a pleasant atmosphere all year round. The triple-glazed windows not only enhance the aesthetic appeal but also provide excellent insulation, significantly reducing external noise and improving energy efficiency.

The property is equipped with LED lighting throughout, offering a modern and economical solution to illumination. Security is paramount, with a comprehensive alarm system and CCTV coverage ensuring peace of mind for residents. The advanced smart electrical system allows for convenient control of key functions via smartphone, making everyday living effortless.



door to

living room

12'09 x 13'00 (3.89m x 3.96m)

Study room

7'08 x 10'09 (2.34m x 3.28m)

Wc

Living/dining area

21'09 x 23'01 (6.63m x 7.04m)

Utility room

Bedroom Two

16'09 x 10'08 (5.11m x 3.25m)

Ensuite

7'08 x 4'04 (2.34m x 1.32m)

Bedroom Three

10'08 x 12'01 (3.25m x 3.68m)

Bedroom Four

11'01 x 9'10 (3.38m x 3.00m)

First floor bathroom

9'09x6'00 (2.97mx1.83m)

Bedroom One

20'06 x 13'05 (6.25m x 4.09m)

Ensuite

5'05 x 5'11 (1.65m x 1.80m)

Summer House

21'11 x 12'04 (6.68m x 3.76m)

Summer House Bedroom

9'09 x 11'10 (2.97m x 3.61m)

Summer House Bathroom

5'05 x 6'07 (1.65m x 2.01m)

Reference

ET5356GA10092026

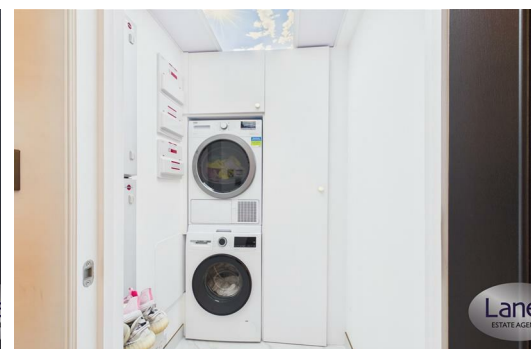
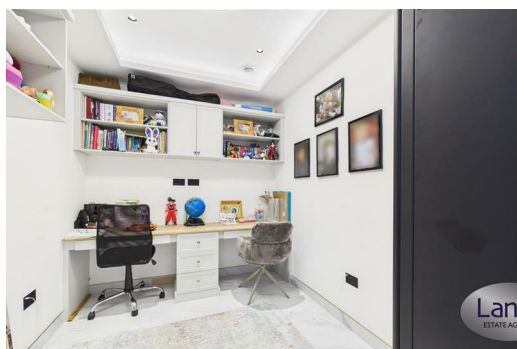
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		88
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive		

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 confirm 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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