

GLADBECK WAY

Enfield EN2 7HS



DETACHED HOUSE WITH INTEGRATED GARAGE, OWN DRIVE & SIDE ACCESS

FOUR GOOD SIZED BEDROOMS

LOUNGE-DINING ROOM WITH DIRECT ACCESS TO GARDEN

MODERN FITTED KITCHEN-BREAKFAST ROOM WITH ACCESS TO GARDEN

FIRST FLOOR FAMILY BATHROOM & EN-SUITE BATHROOM TO MAIN BEDROOM

DOWNSTAIRS GUEST CLOAKROOM

GOOD SIZED GARDEN WITH WESTERLY ASPECT

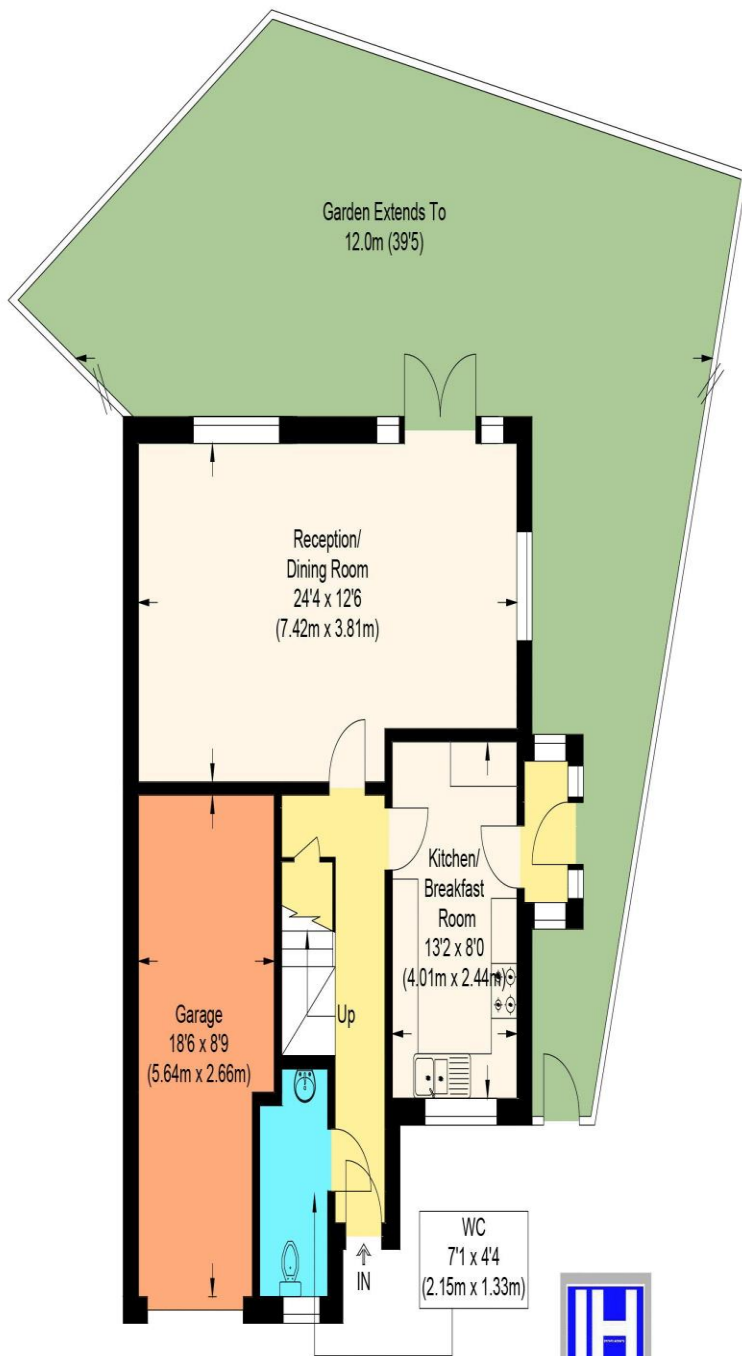
PERFECTLY LOCATED FOR ENFIELD CHASE MAIN LINE STATION, SHOPS & SCHOOLS

£715,000

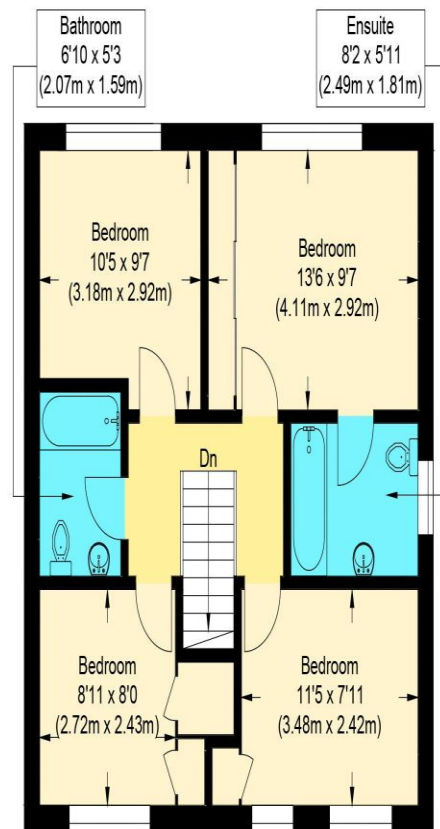
Freehold

James Hayward are pleased to present a, chain free, modern four bedroom detached house with integrated garage and generous sized west facing garden. The property is tucked away in a quiet turning but has the convenience of all amenities close by, including Enfield Chase main line station, local shops on Windmill Hill, Enfield Town, schools, sports & leisure facilities. This house offers ample and very versatile living space, filled with natural light, a dream combination if working from home and is complemented by a good size rear garden, perfect for a summer BBQ venue. In our opinion, an ideal property to create your dream home. Council Tax Band: F





Ground Floor



First Floor



Gladbeck Way

Approximate Gross Internal Floor Area : 106.80 sq m / 1149.58 sq ft

Garage Area : 14.0 sq m / 150.69 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

188, Gladbeck Way
ENFIELD
EN2 7HS

Energy rating

B

Valid until
20 January 2030

Certificate number
8706-0596-2832-0427-2903

Property type

Detached house

Total floor area

104 square metres

Rules on letting this property

Properties can be rented if they have an energy rating from A to E.

If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be A.

[See how to improve this property's energy performance.](#)

Viewing: Strictly by appointment via owner's **Agent**

James Hayward on 020 8367 4000

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000