



## Delhi Road, Enfield, EN1 2NB

£650,000

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Welcome to this charming end terrace house located on Delhi Road in Enfield! This delightful property boasts a spacious reception room, perfect for entertaining guests or relaxing with your family. With three cosy bedrooms, there's plenty of space for everyone to enjoy.

The house features a well-maintained bathroom, ensuring your comfort and convenience. Additionally, the attached garage provides parking for two vehicles, making coming home a breeze.

Situated in a chain-free environment, this property offers you the freedom to make it your own without any hassle. The location is ideal for families, as it falls within the catchment area for the esteemed Reglan Primary School, ensuring a quality education for your little ones.

Conveniently located near Bush Hill Park Overground station, commuting is a breeze, whether you're heading to work or exploring the vibrant city of Enfield. Don't miss out on this fantastic opportunity to own a lovely home in a sought-after area. Contact us today to arrange a viewing and make this house your own!

- End of terrace
- Large through lounge
- Potential to develop on the garage
- South facing garden
- Three good size bedrooms
- Upstairs family bathroom
- W/c
- Chain free
- Catchment for Reglan's primary school
- Close to Bush Hill Park Overground station

### Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approx. Gross Internal Floor Area 1633 sq. ft / 151.72 sq. m

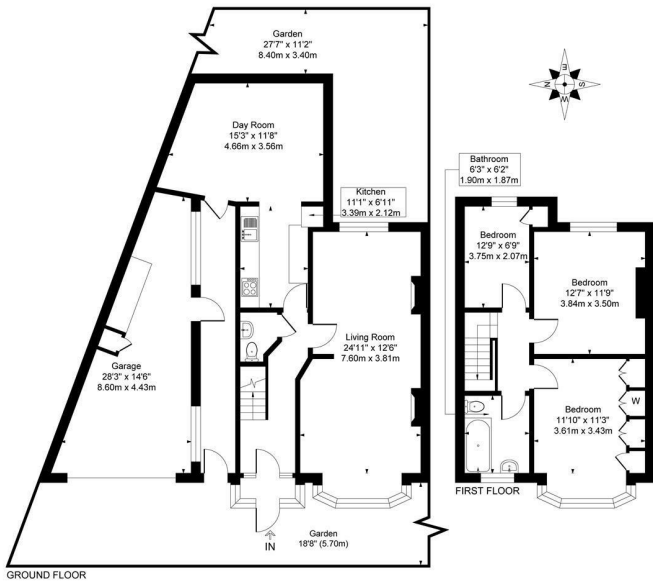
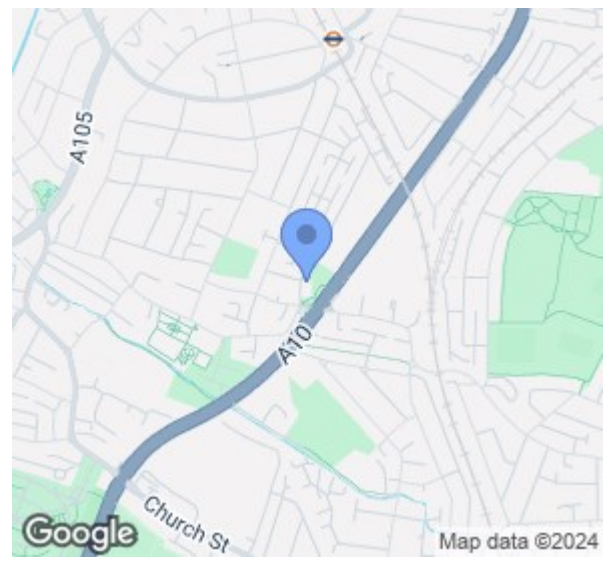


Illustration for identification purpose only, not in scale



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			76
(69-80) C			
(55-68) D		52	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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