



CONWAY GARDENS, EN2
OFFERS IN THE REGION OF £850,000 FREEHOLD

A SPACIOUS FIVE-BEDROOM FAMILY HOME IN A CONVENIENT
LOCATION CLOSE TO AMENITIES AND COUNTRYSIDE.

Palmers Green | 020 8920 9900 | palmersgreen@winkworth.co.uk

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DESCRIPTION:

An impressive five-bedroom semi-detached house, nestled in a quiet cul-de-sac in Clay Hill, close to the picturesque Forty Hall and Crews Hill, while also within easy reach of Enfield Town's shopping precinct and local schools.

Extended to offer just under 1,649 sq. ft. of spacious living accommodation (excluding garages), the property features two generously sized reception rooms, a superb 18'6-wide kitchen/dining room, a conservatory, a family bathroom, and two shower rooms.

Externally, the house boasts an impressive 108'8 x 47'4 southerly aspect rear garden, two spacious garages, and a private driveway. The property is offered for sale with no onward chain.

The location also provides convenient access to the A10 and M25, with expansive countryside and farmland right on your doorstep.

Please note: The photos used in the listing were taken before the current occupants moved in and may not reflect the property's current presentation.



Conway Gardens, EN2

Approx. Gross Internal Floor Area 2068 sq. ft / 192.15 sq. m (Including Garage)

Approx. Gross Internal Floor Area 1649 sq. ft / 153.26 sq. m (Excluding Garage)



All measurements of walls, doors, windows, fittings and appliances, including their size and location, are shown as standard sizes and do not constitute any warranty or representation by the seller, their agent or CP Creative. Any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of the information contained in these plans. This plan is for illustrative purposes only and should be used as such by any prospective purchasers.



This floorplan is for illustration purposes only and is not to scale. The position and size of doors, windows, appliances and other features are approximate.

Tenure: Freehold

Council Tax: London Borough of Enfield – Band F

All figures that are shown were correct at the time of printing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-58)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		72	84
EU Directive 2002/91/EC			



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