

321 High Street, Enfield, EN3 4DJ

Offers in excess of £260,000



**PINDROP PROPERTY**



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### Council Tax Band: B

A beautifully presented one bedroom ground floor conversion with direct access to a generous private rear garden, off-street parking to the rear, and finished to a good standard throughout — a rare find in this location.

The property features a well-proportioned reception room ideal for both relaxing and entertaining, a comfortable double bedroom and a modern shower room. Additional benefits include secondary glazing to the front, enhancing comfort and reducing external noise.

Outside, the private rear garden offers a delightful space for outdoor living, while the allocated parking space at the rear provides secure off-street parking — a valuable feature in this area.

#### Location & Transport:

This home is positioned for excellent connectivity: approximately 0.3 miles from Southbury Station, 0.7 miles from Ponders End Station, and 0.8 miles from Brimsdown Station, all providing regular services into London Liverpool Street and beyond.





KEY'S

Washing machine and sink area. The washing machine is white with a control panel on the left side. The sink is stainless steel with a chrome faucet. A black dish rack is on the counter next to the sink. A blue bottle of Carfax dish soap is also visible.



Kitchen counter and cabinets. The counter is granite and holds a toaster, a kettle, a coffee machine, and various containers. The cabinets are white with black handles. A range hood is above the stove. A box labeled 'LAZU' is on the counter.





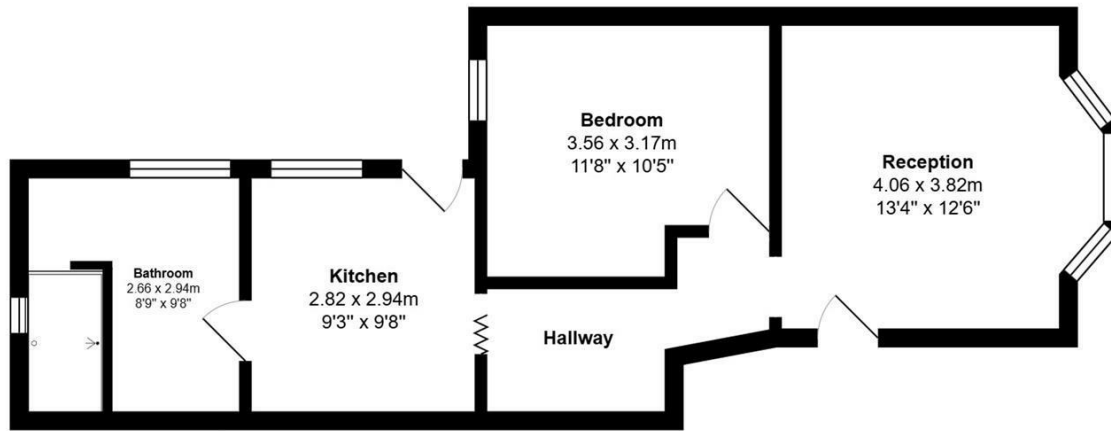


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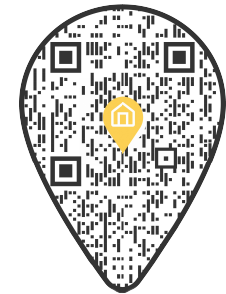


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**Ground Floor**

Total Area: 48.1 m<sup>2</sup> ... 518 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	69	77
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	