

## Directions

## Viewings

Viewings by arrangement only. Call 02085042440 to make an appointment.

## EPC Rating

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			
<b>England &amp; Wales</b>		EU Directive	2002/91/EC



Total area: approx. 86.6 sq. metres (932.4 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Norfolk Road



81A Norfolk Road, Enfield, Enfield, EN3 4BE

Guide Price £600,000

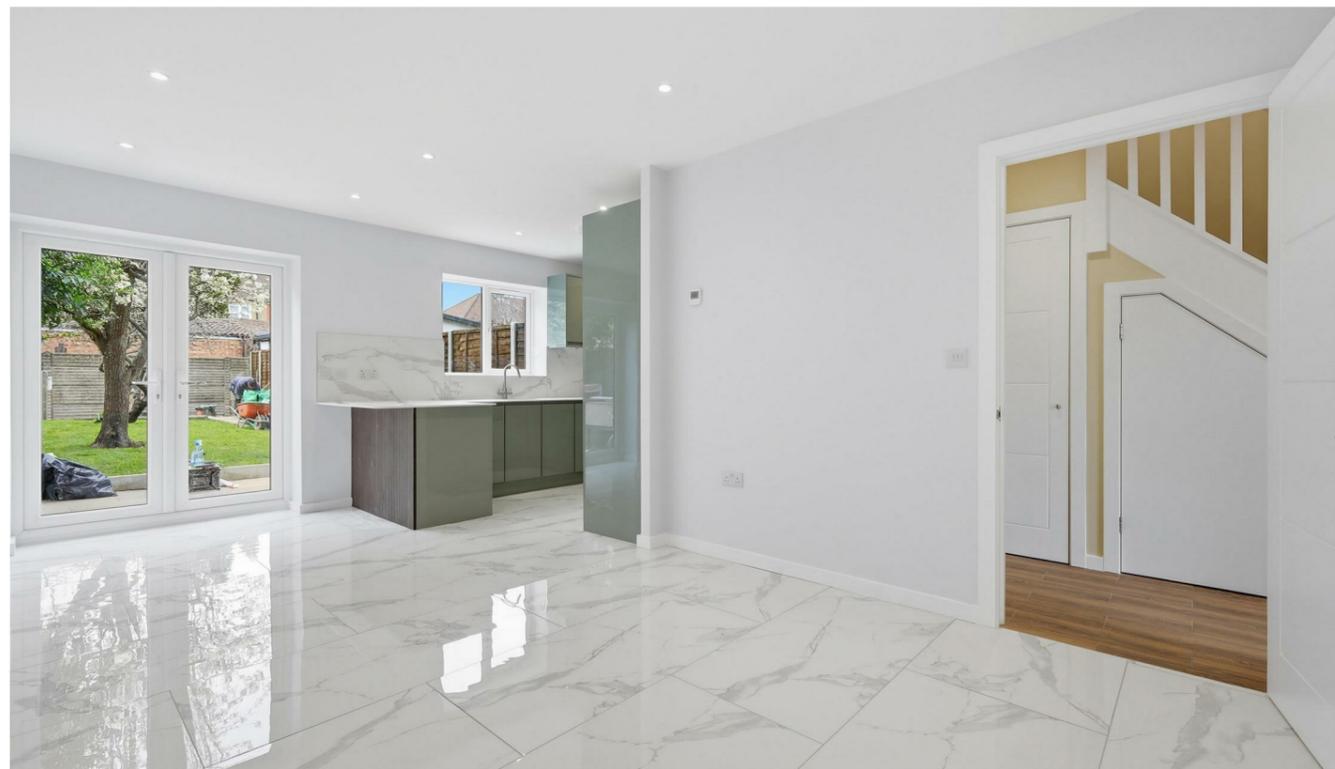
- Newly built family home
- Chain free
- Spacious kitchen/dinner
- Two modern bathrooms
- Loft conversion potential (STPP)
- Three well sized bedrooms
- Secure gated parking
- Separate living room
- Private rear garden
- Great transport links

## 81A Norfolk Road, Enfield EN3 4BE

A stylish and chain free newly built three bedroom home on Norfolk Road, Enfield, featuring a spacious kitchen/diner, private garden, two bathrooms and secure gated parking to the rear, with excellent transport links and loft conversion potential (STPP).



Council Tax Band: D



A beautifully presented, chain free, newly built three bedroom family home, offering smart contemporary living across two floors, a generous rear garden and the rare advantage of secure gated parking to the rear.

Thoughtfully designed for modern life, this handsome home balances clean, stylish interiors with practical family-friendly space. The ground floor unfolds into a bright and welcoming entrance hall, leading to a generous front reception room – ideal as a cosy lounge, formal sitting room or work-from-home retreat.

To the rear, the heart of the home is a wonderfully sociable open-plan kitchen/dining room, stretching the width of the house and opening directly onto the garden. It's a brilliant everyday living space with plenty of room for cooking, dining and entertaining, while the garden beyond offers excellent outdoor space for children, summer hosting or future landscaping ideas. At the far end, the added bonus of secure gated off-street parking brings a level of convenience that's hard to find in this setting.

Also on the ground floor is a stylish family bathroom and useful built-in storage, while upstairs you'll find three well-proportioned bedrooms, including two comfortable doubles and a third bedroom ideal as a nursery, child's room or home office, plus a further first floor bathroom serving the upper level.

There's also excellent future potential to extend into the loft, subject to the usual planning permissions and consents, offering buyers an exciting opportunity to grow into the house over time and add further value.

Chain free and newly built, this is a turn-key home with all the advantages of modern construction, ideal for first-time buyers, young families and anyone seeking low-maintenance living with room to grow.

Positioned on Norfolk Road in Enfield, you're well placed for the everyday essentials as well as green space, schools and commuter links. The area has a strong residential feel with a growing appeal among buyers looking for more space without losing London connectivity.

You're within easy reach of local shops, cafés and amenities, while wider retail and leisure options can be found in Enfield Town, with its broad mix of high street brands, restaurants and independent spots. For green open space, Durant's Park, Albany Park and the wider open spaces around the borough offer plenty of room for walks, exercise and family time.

Transport connections are a real strength here, making this a practical choice for commuters. Depending on your exact route, you'll have convenient access to Brimsdown, Southbury and Ponders End stations, offering services into London Liverpool Street and strong onward links across the capital. Road users are also well placed for the A10, A406 and M25, making travel in and out of London straightforward.