

Silverdale, Enfield, EN2 7LA







# Silverdale

This stunning and spacious four-bedroom home is nestled within a charming cul-de-sac, offering both privacy and convenience.

Upon entering the property, you are welcomed by an open reception hallway that leads into a superb kitchen/breakfast room, perfect for family meals. The ground floor also features a separate TV room, a useful utility room, and a cloakroom.

The first floor boasts four generously sized bedrooms, with the principal suite including a walk-in wardrobe and en suite shower room for added luxury. Bedroom two has a unique spiral staircase leading up to a room currently used as a study. The family bathroom completes the first floor, providing well-proportioned and comfortable living spaces throughout.

Outside, the rear garden is a wonderful size, predominantly laid to lawn, and includes a functional shed with running water and electricity. The front garden is paved, providing off-street parking for multiple cars.

The property is ideally located for easy access to Oakwood station, shopping facilities, and a selection of excellent local schools, including Eversley, Merryhills, Grange Park, Highlands, and Southgate. This home offers both practicality and charm, making it a perfect family residence.





























































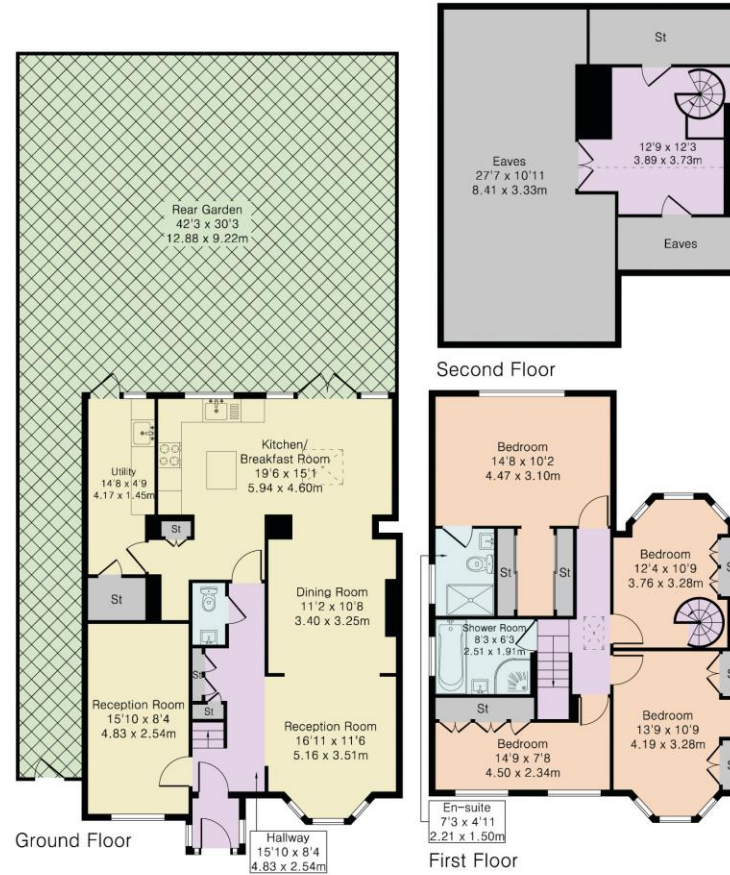


**Approximate Gross Internal Area 1783 sq ft - 166 sq m**

Ground Floor Area 859 sq ft – 80 sq m

First Floor Area 722 sq ft – 67 sq m

Second Floor Area 202 sq ft – 19 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.




DISCLAIMER: In accordance with the 1993 Misrepresentation Act the agent had not tested any apparatus, equipment, fixtures, fittings or services and so, cannot verify they are in working order, or fit for their purpose. Neither has the agent checked the legal documentation to verify the leasehold/freehold status of the property. The buyer is advised to obtain verification from their solicitor or surveyor. Also, photographs are for illustration only and may depict items which are not for sale or included in the sale of the property. All sizes are approximate. All dimensions include wardrobe spaces where applicable.



# STATONS

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	63	73
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Council Tax - E  
Local Authority – Enfield

**STATONS**  
**HADLEY WOOD**

10 CRESCENT WEST  
HADLEY WOOD  
HERTS  
EN4 0EJ

0208 440 9797  
[hadley@statons.com](mailto:hadley@statons.com)

