

STATONS

www.statons.com

Curthwaite Gardens
Enfield

Curthwaite Gardens, Enfield, EN2 7LN

Immaculate 1930s Bay-Fronted Three-Bedroom Semi-Detached Home. Comes With A Garage And A 75+ Ft Garden

Set on a quiet residential road close to Oakwood station, this beautifully maintained 1930s bay-fronted three-bedroom semi-detached home offers spacious, modern living with period charm.

Entering this home there is a welcoming bright hallway, with space for coats and shoes. To the left, is the front reception room; currently used as a study and features a bay window. The home's previous full-width rear extension has significantly enhanced and enlarged the current second reception room, now a generous 22+ ft lounge ideal for entertaining or relaxing. The contemporary kitchen is fitted with quartz worktops, a 5-burner gas hob, integrated fridge-freezer, and premium Neff appliances including a built-in oven and combination microwave. Large rear-facing windows flood the space with natural light and provide views over the beautifully landscaped 75+ ft garden. High ceilings and recessed spotlights enhance the modern finish throughout the ground floor. Upstairs, you'll find three generously sized bedrooms, including two spacious doubles. The bay-fronted principal bedroom features fitted wardrobes. The sleek, fully tiled four-piece family bathroom boasts a walk-in shower and separate bathtub.

External Features:

- Landscaped private rear garden (75+ ft), ideal for families and outdoor entertaining
- Paved front driveway with parking for up to three vehicles
- The garage ideal for additional storage and is where the boiler is

Additional Highlights:

- Approved planning permission for loft and double story side extensions (5-bed potential – plans available online)
- Full CCTV system with six external cameras
- Double glazing with integral blinds throughout

Premium north London location:

- Near sought after schools: Merryhills, Eversley, and Highlands
- Just 0.4 miles to Oakwood Underground Station (Piccadilly Line)
- Close to Trent Park, Trent Park Golf Club, and Jungle Falls Adventure Golf
- Convenient access to Enfield Chase & Gordon Hill Overground Stations
- Nearby Enfield Town's shops, restaurants, and amenities

This move-in-ready family home combines classic character with modern upgrades in a prime North London location.





















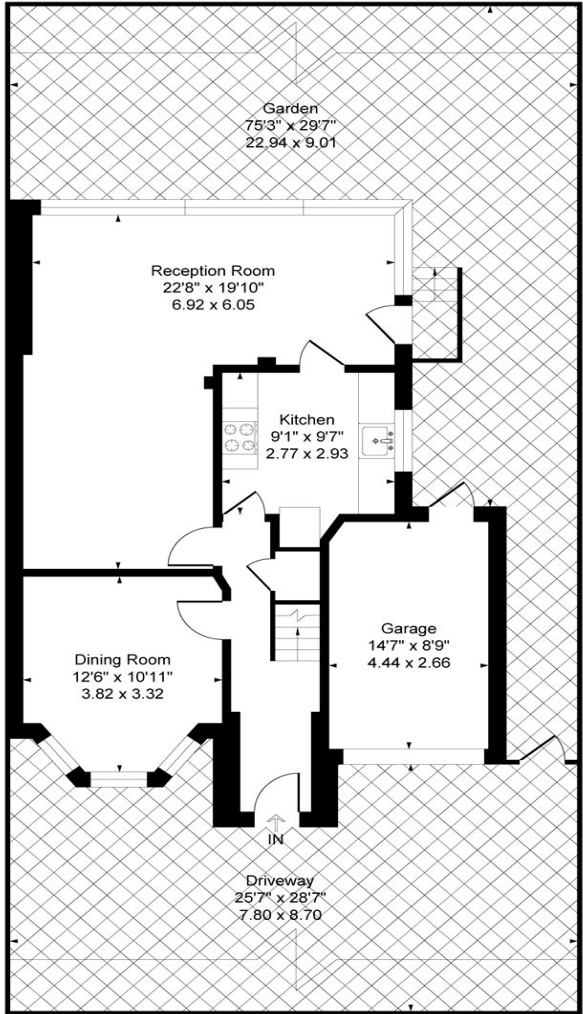




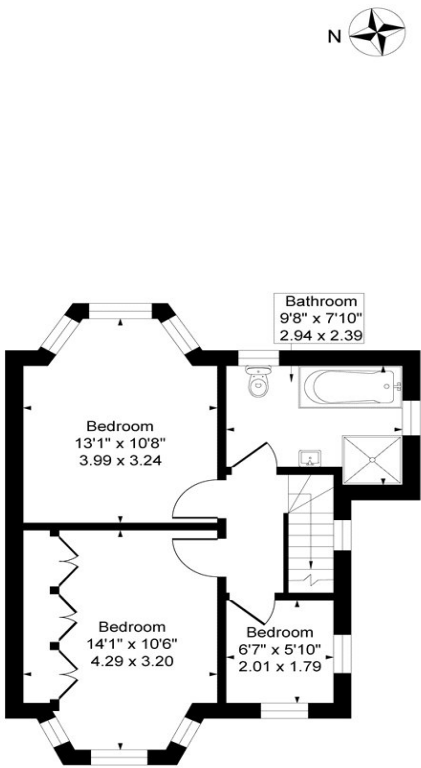
CURTHWAITE GARDENS, EN2
Approximate Gross Internal Floor Area = 113.9 sq m / 1226 sq ft



Local Authority: Enfield
Council Tax band: F
Tenure: Freehold



Ground Floor



First Floor

Illustration for identification purposes only, measurements are approximate, not to scale.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	69 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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

www.statons.com

STATONS HADLEY WOOD

10 CRESCENT WEST
HADLEY WOOD
HERTS
EN4 0EJ
020 8440 9797
hadley@statons.com

