

# GLADBECK WAY

ENFIELD EN2

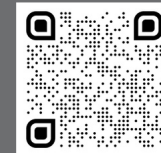
THOMAS  
JAMES

kw



- THREE BEDROOM HOUSE
- OFF STREET PARKING
- GARAGE

- GARDEN
- 4 MINUTE WALK TO STATION
- DOWNSTAIRS W.C



TO LET  
£2100 pcm

# GLADBECK WAY

ENFIELD EN2



## TERRACE

£2000pcm - 6 month let only

### PROPERTY DESCRIPTION

**PLEASE NOTE THIS IS LET AS AN UN FURNISHED PROPERTY AND IS OFFERED FOR 6 MONTHS ONLY:**

This modern three bedroom house is in excellent condition, with all the comforts and conveniences needed for contemporary living.

It is fully double glazed, with a large conservatory, spacious main living room, family garden and paved front drive with electric car charging point. It also has a separate garage in a block to the rear, with pedestrian access via a back garden gate.

The property is light and bright throughout, with attention paid to every detail. The downstairs offers a generous amount of living space, with an unusually large reception room, conservatory and separate kitchen in addition to a WC. The kitchen was fully renovated just over a year ago to a high standard and includes a Smeg 5-burner gas hob and discreet off matt white handleless units. The main living room is stylish, with plenty of space for dining, relaxing and entertaining. It has a window and full-length glazed double doors into the conservatory. The tiled conservatory has an easterly aspect, perfect for breakfast in the morning sun. It opens into the family garden which has a lawn with a border and wraparound L-shaped paved patio area.

Upstairs there are three bedrooms and a family bathroom. Both doubles are a good size, and the master bedroom has a bespoke built-in wardrobe and ample space for additional cupboards. The single is perfect for use as a study or nursery. The bathroom is fully tiled, with a contemporary white bath and bathroom suite with walnut-effect trim, and mirrored cabinet. There is access to a boarded loft space.

The property has been exceptionally well-maintained and an appealing turnkey opportunity. From the floor coverings and appliances to the tasteful décor and downlighters, every detail has been considered.

COUNCIL TAX BAND: E  
Enfield Council

EPC RATING: C

UNFURNISHED

6 MONTH LET



# GLADBECK WAY

ENFILED EN2



## PROPERTY DESCRIPTION CONTINUED

The property is located in Gladbeck Way, a quiet residential cul-de-sac just a 4 minute walk from Enfield Chase station and the local shops and Waitrose on Windmill Hill, and less than a mile from Enfield town centre and overground station. There is a thriving local community in and around the immediate area of Windmill Hill and Chase side, with inward investment bringing new restaurants, boutiques and local shops for residents to enjoy.

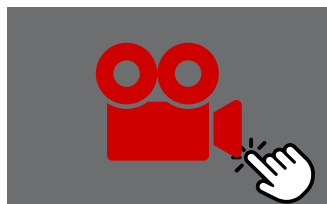
Transport links are excellent. The average train journey from Enfield Chase to Moorgate in 36 minutes, with connections to the underground at Finsbury Park and Highbury & Islington. Trains from Enfield Town to Liverpool Street average 33 minutes, with a connection to the tube at Seven Sisters.

Energy Efficiency Rating			
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		

TRANSPORT



DRONE VIEW

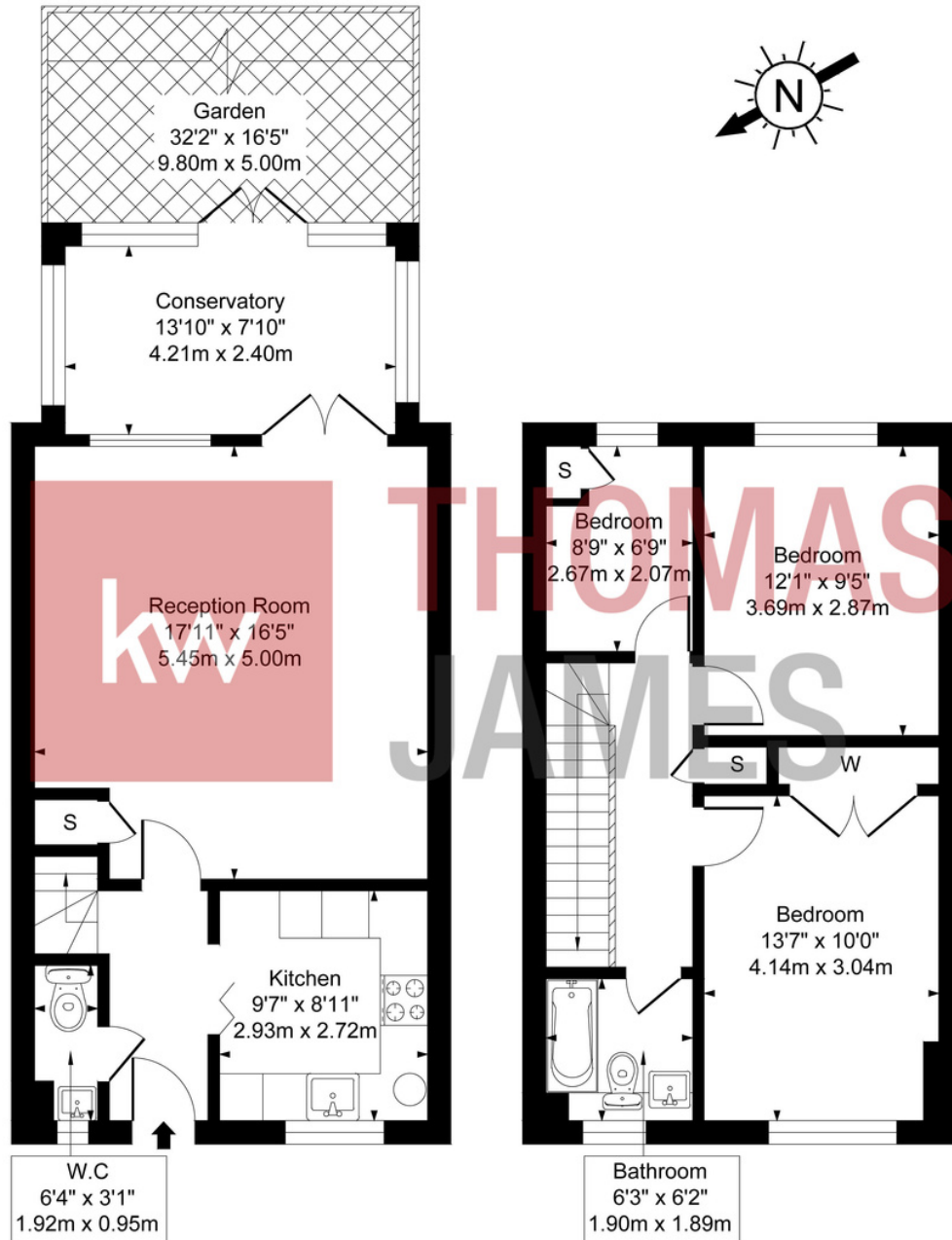


PLEASE CLICK ON THE LINKS ABOVE

All details including floorplans are for representation purposes only and do not constitute a contract or warranty. Whilst every effort is made to ensure accuracy of descriptions and measurements, no responsibility is taken for errors, omissions and misstatements.

# Gladbeck Way

Approximate gross Internal Area  
93.60 sq m / 1008 sq ft



**Ground Floor**  
52.00 sq m / 559 sq ft

**First Floor**  
41.60 sq m / 449 sq ft

This floor plan is for illustrative purposes only  
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Thomas James Estate Agents  
t 0208 226 0068  
e tom@thomasjameskw.com  
w thomasjamesestateagents.com

**THOMAS  
JAMES**

**kw**



THOMAS  
JAMES



**THOMAS  
JAMES**



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