

TURKEY STREET

THOMAS
JAMES



London - EN1
£525,000 Freehold

This absolutely charming Grade II listed three bedroom cottage house, with a lovely south-facing garden, is immaculately presented and in an ideal location close to the Overground station, shops, and green spaces, and just a couple of miles from Enfield town centre. It also has a lovely garden studio.

This early Georgian (c.1720) property has great kerb appeal, with an attractive brick frontage, gothic-style arched windows, and a distinctive gambrel roof. The moment you step inside you realise this is a special place, full of character and stylishly decorated with carefully considered fixtures and fittings, and a colour palette that complements the heritage of the building.

3 Bedrooms
2 Receptions
1 bathroom
Garden room
Terraced
Freehold
CT band: D
Council: Enfield
EPC rating: D
Grade II listed

by appointment only
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With 1,076 square feet of accommodation set over three storeys and a studio room in the garden, it offers plenty of flexible space that's well-suited to modern lifestyles.

Original ceiling beams run throughout the interior, unifying the space and helping to create the perfect welcoming ambience. The focal point of the front living room is a large, exposed brick inglenook fireplace with a wood-burning stove, complemented by the solid wood floor, doors, and tongue and groove detail on the open staircase that leads up to the first floor. The central dining room has a similar cosy ambience and flows into the kitchen by an open doorway and a casement window.

The kitchen is fitted with country-style solid oak wall and floor cabinets, and a granite worktop, accommodating a range cooker and a ceramic sink, which leaves plenty of space for a freestanding fridge and a kitchen table. A window above the sink provides views of the sunny south-facing garden, and the adjacent door opens onto the paved garden terrace, with a skylight providing the whole space with lovely natural light. The convenient ground floor WC is accessed from a door on the terrace.

There are two bedrooms and a family bathroom on the first floor. The main front bedroom is a large double. Measuring 14'2" by 13'9" it has plenty of space for a kingsize bed and features two original windows with lovely ornate frames, an original cast-iron fireplace.



There's also large bespoke fitted wall of storage/wardrobes which could house an en suite shower room (some pipework is already fitted). The second bedroom is a serene retreat with an attractive tongue and groove-clad wall. The fully tiled bathroom has good natural light and ventilation thanks to a south-facing window, and is fitted with a bath, electric shower, washbasin, and WC.

The second floor is home to another large double bedroom (14'1" by 13'7"). This has a dramatic high vaulted ceiling with exposed beams, a dormer window, an original fireplace, and a full height built-in wardrobe.

The well-maintained south-facing rear garden has been landscaped and is low-maintenance, with a paved terrace (ideal for al fresco drinks and dining), a central lawn bordered by gravel paths, painted fences and planting, a brick BBQ, and a brick-built garden studio.

Measuring approximately 15ft by 10ft and accessed via both a double doors from the garden and to the rear (an open area with vehicle access) this space is suited to a variety of uses. Currently fitted out as an additional living room, with lots of built-in storage space and tongue & groove detail to match the cottage, it's insulated (for heat and sound) and has great natural light from a skylight and a garden-facing window.



LOCAL LIFE

The wide selection of shops along Hertford Road is less than a ten-minute walk from the property and the many amenities of Enfield town centre are just a couple of miles away.

It's just a five minute stroll to Turkey Street train station on the overground, which has regular, 34-37 minute direct journeys to Liverpool Street in the City and a connection to the Victoria Line at Seven Sisters (15 minutes).

There are several great green spaces nearby, including Turkey Street Park (0.2 miles), Lea Valley Regional Park, and Forty Hall Country Park and Estate, which is home to a farm-shop with plenty of local produce grown only a mile away.



LINKS

[Location >](#)

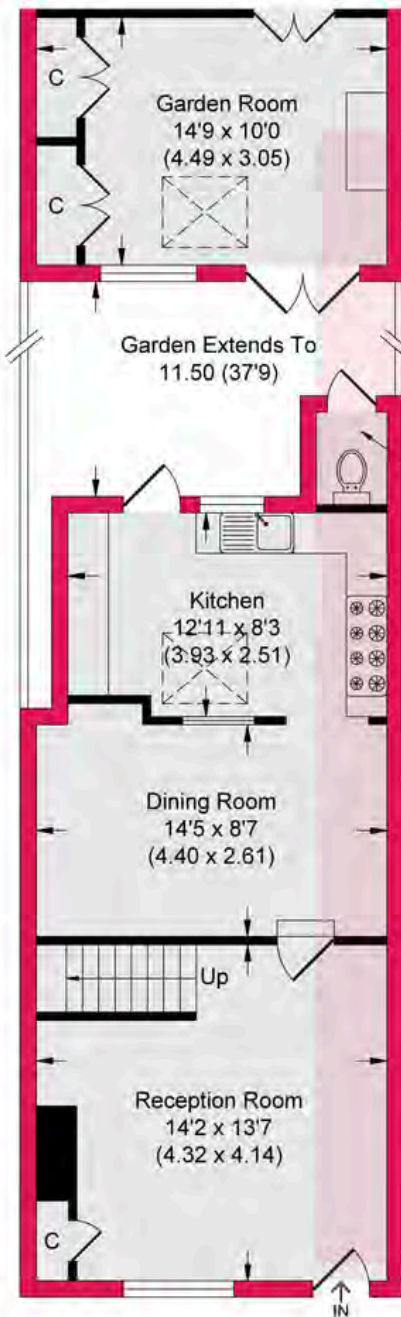
[Transport >](#)

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

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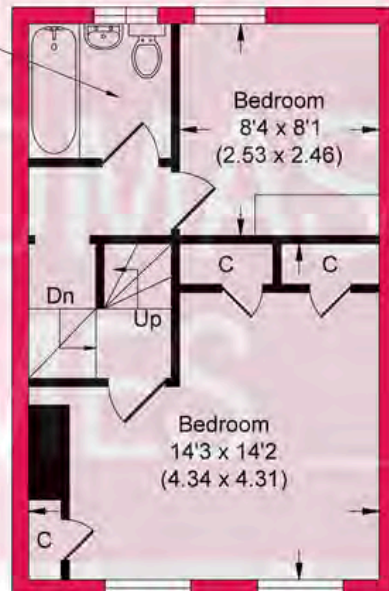
Ground Floor
56.70 sq.m. (610.31 sq.ft.) approx.



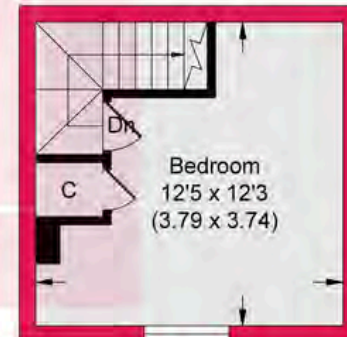
WC
3'9 x 2'10
(1.14 x 0.87)

Bathroom
5'11 x 5'5
(1.80 x 1.66)

First Floor
29.59 sq.m. (318.50 sq.ft.) approx.



Second Floor
14.17 sq.m. (152.53 sq.ft.) approx.



TOTAL FLOOR AREA : 100.46 sq.m. (1081.34 sq.ft.) approx. (Including Outbuilding)
OUTBUILDING AREA : 15.77 sq.m. (169.74 sq.ft.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error omission, or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services system and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.