



SOUTHGATE OFFICE
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“50 years of fulfilling dreams”

Merryhills Drive

Enfield, EN2

- 
 4
 BEDROOMS
- 
 2
 RECEPTION
 ROOMS
- 
 FITTED
 KITCHEN
- 
 OFF STREET
 PARKING,
 GARAGE
- 
 TRANSPORT
 LINKS
- 
 FREEHOLD



This beautifully presented four double bedroom, three bathroom semi-detached house offering circa 2,100 square feet of living space would make a fantastic family home. The house is situated on a picturesque residential street within close proximity to local amenities and transport links, as well as a number of good schools such as Merryhills and Highlands.



Martyn Gerrard is the trading name for the North London Network Ltd. Registered in England No. 2441809.
 Registered Office: 35 Ballards Lane, London N3 1XW. Company Secretary: B. Peters
 Directors: S.E. Gerrard MNAEA MARLA, D.H. Smith FNAEA MARLA, W.A. Price MNAEA, S.M. Gerrard MA MRICS FCBA, G.Tsuman MARLA

Regulated by RICS

Merryhills Drive, Enfield, EN2

- 3 Bathrooms
- Recently extended
- Summer house
- Off-Street parking & Garage
- Utility room
- Downstairs WC

THE OWNERS LOVE

"We will miss living here after 24 years as it is a lovely peaceful and green area. We have enjoyed our walks in Trent Park which is just up the road and to get to central London easily on the Piccadilly line"

"We love the open plan living and dining area where we enjoyed many family parties. And having two ensuites has made it easy for the family"

"We have been lucky to have outstanding schools nearby where our children attended. Highlands, Southgate, Grange Park and Merryhills"

WE'VE NOTICED

Oakwood station (Piccadilly Line) is located 0.7 miles away.
There is off street parking for up to 4 cars.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	72	79
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

A copy of the full EPC is available on request.

(EXCLUDES SUMMER HOUSE)
TOTAL APPROX. FLOOR AREA 2098 SQ.FT. (194.9 SQ.M.)
GIA measurements are approximate. Not to scale. Illustrative purposes only. Not for valuation.



£875,000 Freehold