



303 Willow Road, Enfield, EN1 3BX

Offers In Excess Of £650,000

Lanes
ESTATE AGENTS

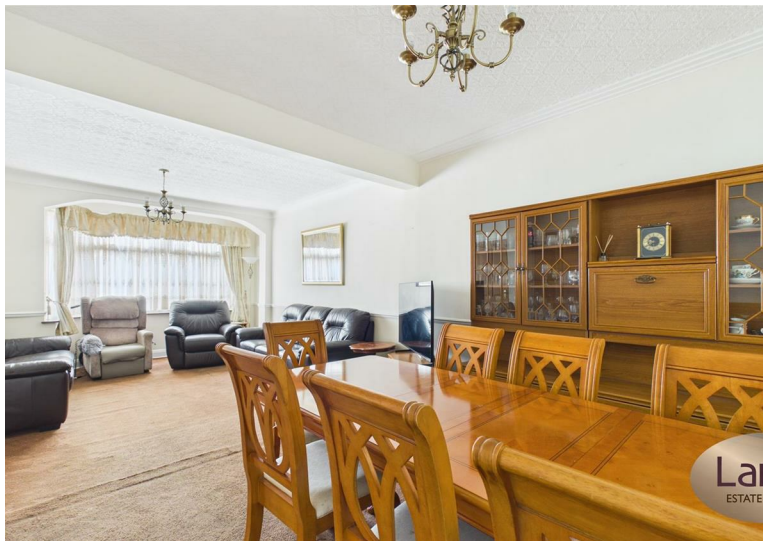
303 Willow Road, Enfield, EN1 3BX

Nestled on the charming Willow Road in Enfield, this delightful semi-detached house offers a perfect blend of comfort and convenience. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample opportunity for relaxation and entertaining, making it easy to host friends and family.

The layout of the home is both practical and welcoming, ensuring that every corner is utilised effectively. The single bathroom is thoughtfully designed, catering to the needs of modern living.

Situated in a desirable area, this property benefits from excellent local amenities, including shops, schools, and parks, all within easy reach. The surrounding neighbourhood is known for its friendly atmosphere and community spirit, making it a wonderful place to call home.

This semi-detached house on Willow Road is not just a property; it is a place where memories can be made. Whether you are looking to settle down or invest, this home presents a fantastic opportunity in a sought-after location. Do not miss the chance to view this charming residence and envision your future here.



Door to	
Hallway	
Living room	21'3" x 13'1" (6.5 x 4)
kitchen/ dining	13'1" x 11'5" (4 x 3.5)
Double Garage	17'0" x 16'4" (5.2 x 5)
Bedroom One	14'1" x 11'5" (4.3 x 3.5)
Bedroom Two	13'1" x 11'5" (4.0 x 3.5)
Bedroom Three	8'2" x 7'10" (2.5 x 2.4)
Main Bathroom	8'2" x 6'6" (2.5 x 2.0)

Reference
ET5359GA17092026







Floor 0



Floor 1



Approximate total area⁽¹⁾
118 m²
Reduced headroom
0.2 m²

(1) Excluding balconies and terraces

Reduced headroom:
..... Below 1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating

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

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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