



GILMARTIN LEY

Freehold Detached House with Development Potential For Sale - Enfield EN2

0.13 acres with potential to extend to the side and rear

**1 Temple Grove,
ENFIELD, EN2 8EH**



Price

Guide price £625,000 subject to contract



Property Description

The 0.13 acre plot measures 18.2 metres wide by 28.3 metres deep on average.

The original, unextended, steel-framed, 1960s house occupies the north-western corner of the plot. To the side of the garage is a 7.8 metre wide undeveloped garden / hardstanding area.

The south-facing garden has an average depth of 13.3 metres from the back of the house.

The house is in its original specification and features electric storage heating. It has a Gross Internal Area of 112 sq m (1,205 sq ft) including the garage and garden store.

A silver birch tree which was protected by a TPO and which died has been replanted with the permission of Enfield Council at the rear of the property. A Robinia tree in the south-east corner of the plot is protected by a TPO. A pine tree is also protected by a TPO - this is situated very close to the eastern boundary of the property.

Key considerations:

- > Rarely available 0.13 acre freehold development site
- > Detached three bedroom house of 112 sq m with potential to extend to the side/rear
- > Plot width of 18.2 metres
- > Located in one of the most attractive areas of Enfield
- > Only 400m from Enfield Chase Railway Station
- > Only 300m from restaurants and shops including Waitrose on Windmill Hill
- > Highlands School catchment area



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Accommodation

Site Area: 527 sq.m. (5,671 sq.ft.)

Floor	Area sq.m.	Area sq.ft.	Description and comments
First floor	42.61	458	Three bedrooms, bathroom, separate WC, airing cupboard, access to loft
Ground floor	69.48	747	Entrance vestibule, L-shaped open plan living area, kitchen, utility area, WC, garage and garden store (externally accessed)

Property Location

The subject property is situated on the corner of Temple Grove and Bycullah Road. Temple Grove is a cul-de-sac and this is one of the most attractive parts of Enfield to the east of The Ridgeway with quiet, gently curving, tree-lined roads.

This part of Enfield was developed principally in the 1960s. There has been more recent infill development opposite and at 18 Bycullah Road where additional houses have been built.

The property is very well served for public transport communications with Enfield Chase station being only 430m to the south-east. The Ridgeway which is less than 200m to the west is also a bus route.

Road communications are also excellent: Junction 24 of the M25 is a few minutes drive away via The Ridgeway.

Local shopping amenities including Waitrose and restaurants are only 300m to the south on Windmill Hill. Palace Gardens Shopping Centre is 950m to the south-east.

There is a good selection of primary and secondary schools nearby. The property is in the catchment area for Highlands Secondary School.

Terms Freehold for sale with vacant possession

Legal Fees: Each party is to bear its own legal fees

Local Authority: London Borough of Enfield

Viewings: By prior appointment with Gilmartin Ley, telephone 020 8882 0111

Further information at: <https://www.gilmartinley.co.uk/properties/32121>
Floorplans
Offer Requirements Document
Site Plan

Last Updated: 02 May 2025

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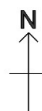
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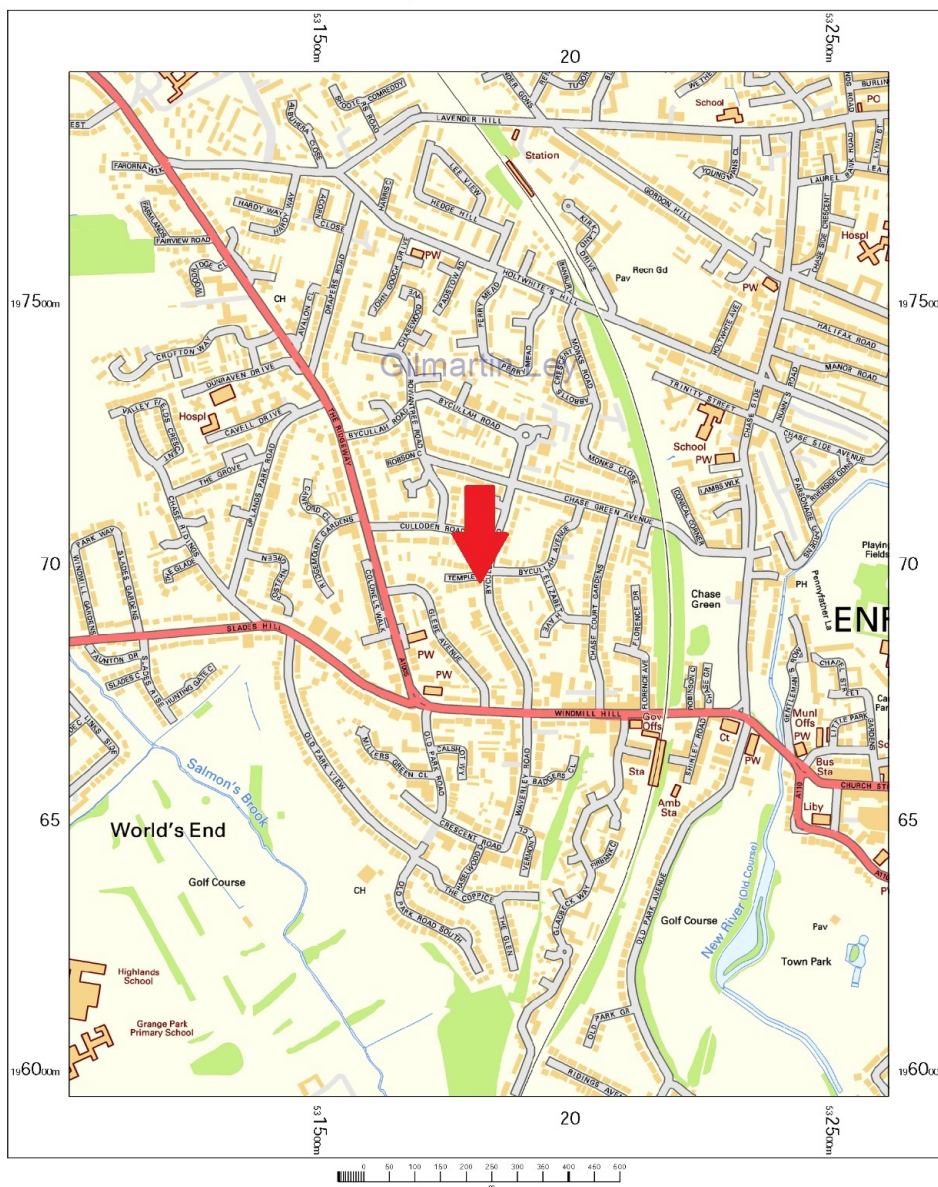
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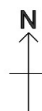
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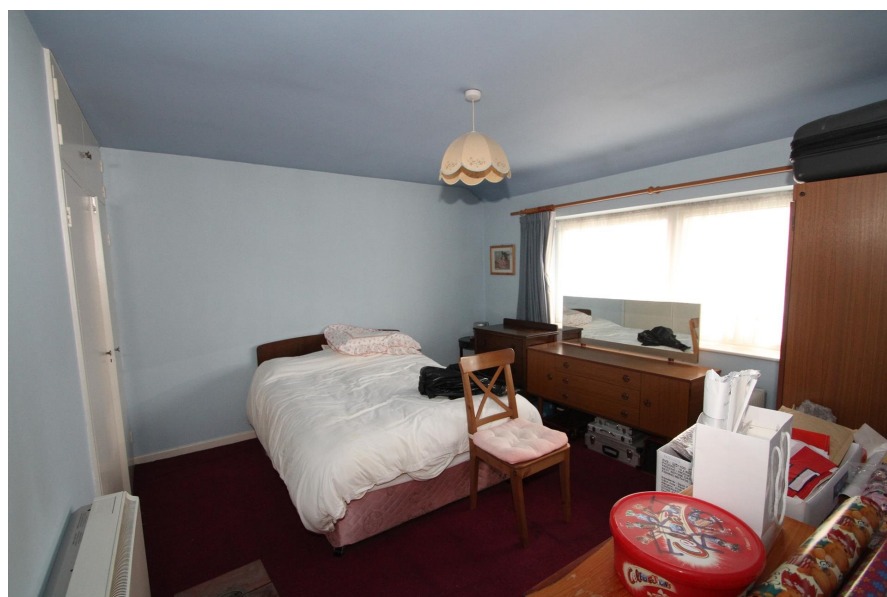
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Our ref: 32121

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