



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



GILMARTIN LEY

# Freehold Detached House with Development Potential For Sale - Enfield EN2

0.13 acres with potential to extend to the side and rear

## 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:** 06 Jun 2025

Gilmartin Ley for themselves and for the vendor / lessor of the property whose agent they are give notice that:

(1) these details are set out as a general outline only for the guidance of intended purchasers or lessees and do not constitute, not constitute part of, an offer or contract; (2) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility: any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (3) no director or person in the employment of Gilmartin Ley has any authority to make or give any representation or warranty whatever in relation to any of the properties on this website; (4) we have not tested any of the services, such as heating, power supplies, lighting, fire or security alarms etc. serving any of the properties on this website and therefore are unable to confirm that they are in satisfactory working condition or comply with appropriate regulations; (5) all rentals and prices quoted are exclusive of VAT, unless otherwise stated. Gilmartin Ley is a trading name of Gilmartin Ley Limited, registered in England (registered number 2201161). The registered address for Gilmartin Ley Limited is 59c Station Road, Winchmore Hill, London N21 3NB.



GILMARTIN LEY

# Freehold Detached House with Development Potential For Sale - Enfield EN2

0.13 acres with potential to extend to the side and rear

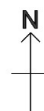
1 Temple Grove, EN2 8EH



OS MasterMap 1250/2500/10000 scale  
Friday, July 5, 2024, ID: CM-01173747  
[www.centremapslive.co.uk](http://www.centremapslive.co.uk)

1:1250 scale print at A4, Centre: 531832 E, 196965 N

©Crown Copyright Ordnance Survey. Licence no.  
AC0000849896



Map supplied by  
Centremaps Live

<https://www.gilmartinley.co.uk/properties/for-sale/development/enfield/enfield/en2/32121>

Our ref: 32121

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
Chartered Surveyors and Estate Managers  
Property Experts for North London

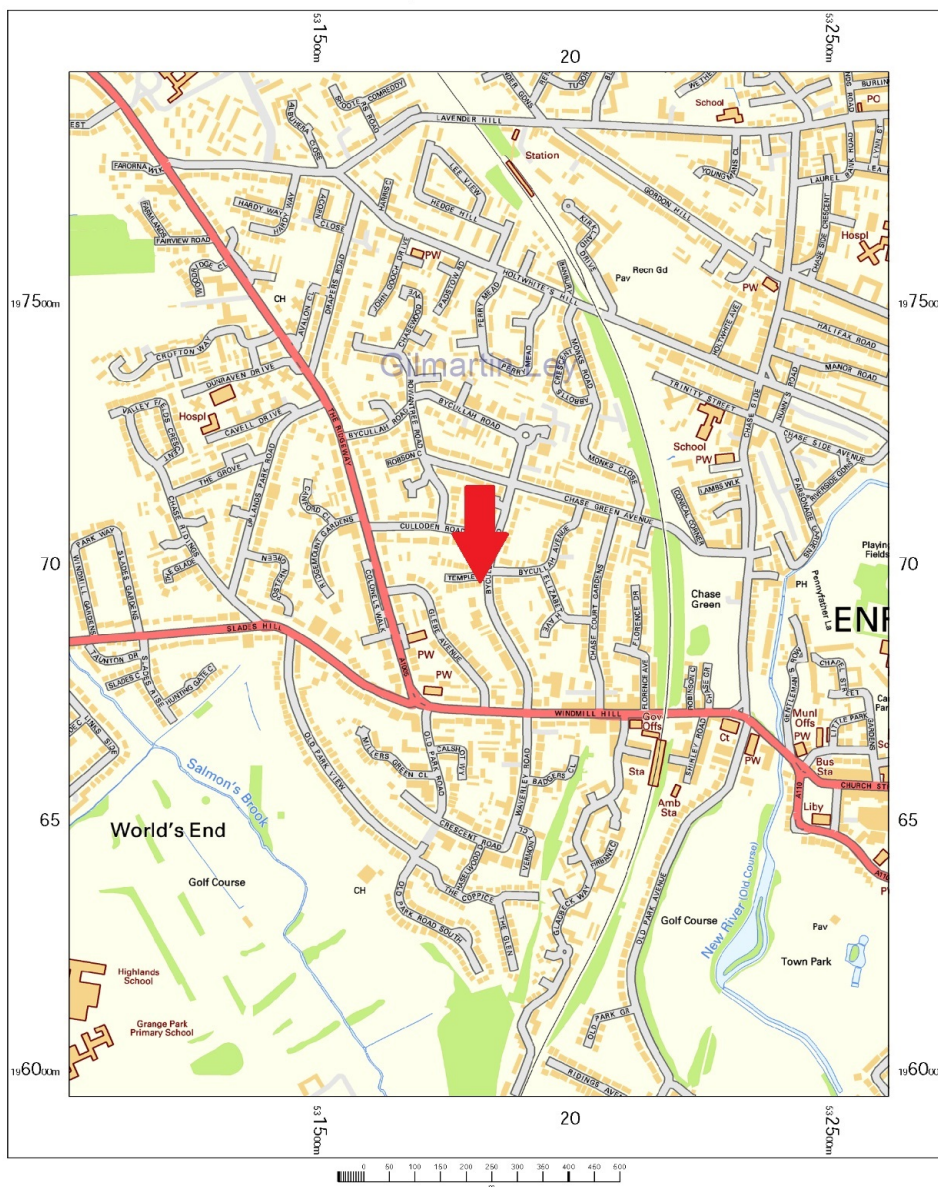
Gilmartin Ley  
18 Compton Terrace,  
London N1 2UN

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)

# Freehold Detached House with Development Potential For Sale - Enfield EN2

0.13 acres with potential to extend to the side and rear

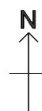
1 Temple Grove, EN2 8EH



OS Streetview  
Friday, July 5, 2024, ID: CM-01173750  
www.centremapslive.co.uk

1:10000 scale print at A4, Centre: 531822 E, 196959 N

Contains OS data © Crown copyright [and database right]



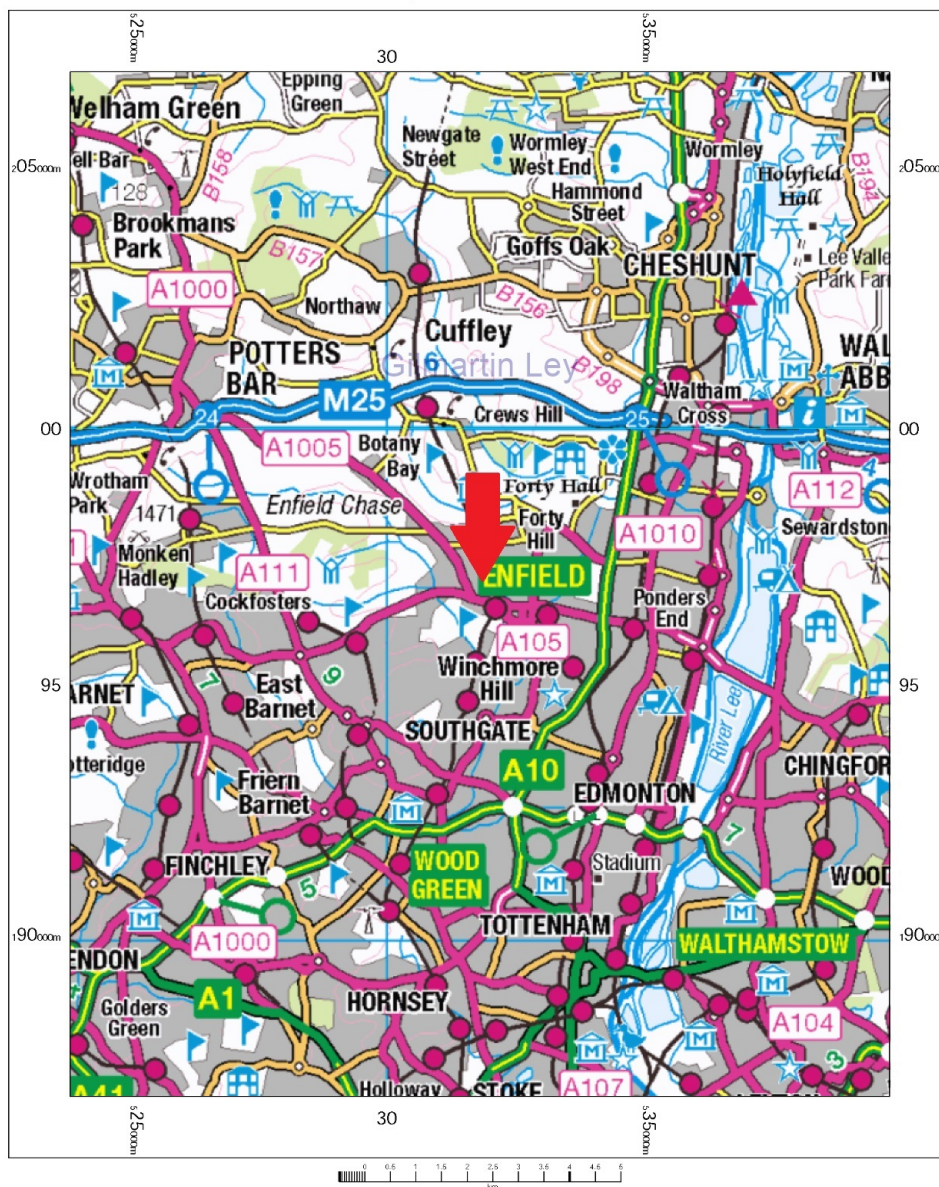
Map supplied by  
Centremaps Live



# Freehold Detached House with Development Potential For Sale - Enfield EN2

0.13 acres with potential to extend to the side and rear

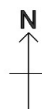
1 Temple Grove, EN2 8EH



OS 250k scale raster  
Friday, July 5, 2024, ID: CM-01173752  
[www.centremapslive.co.uk](http://www.centremapslive.co.uk)

1:100000 scale print at A4, Centre: 531822 E, 196959 N

Contains OS data © Crown copyright [and database right]



Map supplied by  
Centremaps Live



# Freehold Detached House with Development Potential For Sale - Enfield EN2

0.13 acres with potential to extend to the side and rear



# Freehold Detached House with Development Potential For Sale - Enfield EN2

0.13 acres with potential to extend to the side and rear





GILMARTIN LEY

# Freehold Detached House with Development Potential For Sale - Enfield EN2

0.13 acres with potential to extend to the side and rear



<https://www.gilmartinley.co.uk/properties/for-sale/development/enfield/enfield/en2/32121>

*Our ref: 32121*

Property Investment and Development Consultants  
Commercial Estate Agents and Valuers  
Chartered Surveyors and Estate Managers  
Property Experts for North London

Gilmartin Ley  
18 Compton Terrace,  
London N1 2UN

Tel: +44 (0)20 8882 0111  
Email: [comms@gilmartinley.co.uk](mailto:comms@gilmartinley.co.uk)  
Website: [www.gilmartinley.co.uk](http://www.gilmartinley.co.uk)

# Freehold Detached House with Development Potential For Sale - Enfield EN2

0.13 acres with potential to extend to the side and rear

