



- OLDER STYLE RESIDENCE
- THREE BEDROOMS
- THROUGH LOUNGE
- FITTED KITCHEN

Beaconsfield Road, Enfield, EN3 6AP

PRICE: £395,000 FREEHOLD

LARGE CHARACTER property walking distance of Enfield Lock BR station, Albany Park recreational area and local shopping facilities. Retaining some attractive character features the property is beautifully presented and offers 3 bedrooms, first floor modern bathroom, large through lounge and South facing garden.



Property Description

Beaconsfield Road is a residential turning just off Ordnance Road with a variety of shops and takeaways and close to bus routes and local amenities including Albany Park recreational grounds. For convenience to the commuter Enfield Lock and Turkey Street mainline BR stations are within easy access.

Upon entering the property you are greeted by a generous size hallway which provides access to the through lounge/diner and stairs leading to the first floor level.

The dual aspect through lounge allows for plenty of natural light, tall ceilings and wooden flooring giving the room a light and airy feel.

The kitchen has a comprehensive range of fitted wall and base units with attractive solid wood work surfaces and the floor has a traditional effect slate tiled covering, there is also a built in storage cupboard. A double glazed window and adjacent door lead to the South facing rear garden.

The first floor comprises a generous size landing providing access to all first floor rooms.

The master bedroom overlooks the front aspect and is presented with attractive wooden flooring, additionally there is an attractive cast iron fireplace.

Bedrooms two and three overlook the rear and front aspects respectively.

The generous size bathroom complete with a modern four piece suite including a modern freestanding bath and independent shower cubicle complete this level.

The South facing rear garden is mainly laid to lawn and is edged with recently replaced close boarded fencing and can be accessed via a pedestrian covered walkway/side passage.





THE ACCOMMODATION IN BRIEF COMPRISES:

LARGE ENTRANCE HALLWAY

12' 9" x 2' 11" (3.89m x 0.89m)

LOUNGE/DINER

24' 5" x 10' 1" (7.44m x 3.07m)

KITCHEN

14' 9" x 8' 9" (4.5m x 2.67m)

LANDING

14' 4" x 5' 5" (4.37m x 1.65m)

BEDROOM ONE

12' 11" x 10' 7" (3.94m x 3.23m)

BEDROOM TWO

11' 00" x 10' 7" (3.35m x 3.23m)

BEDROOM THREE

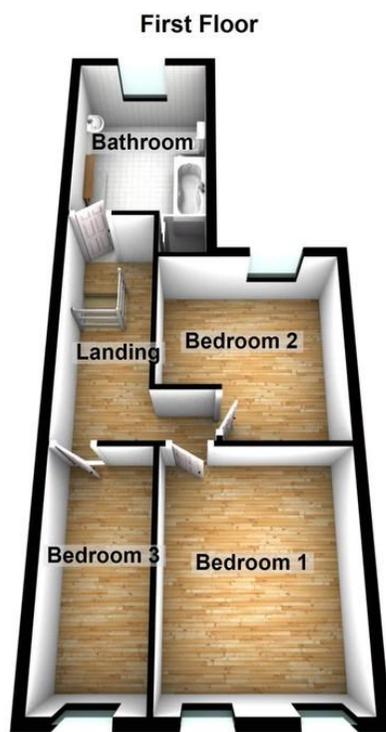
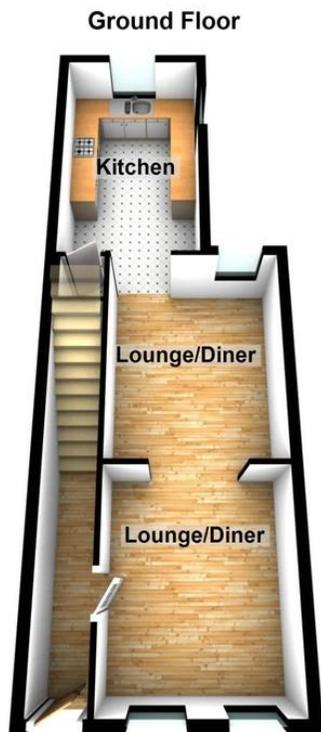
13' 00" x 5' 8" (3.96m x 1.73m)

FOUR PIECE BATHROOM

11' 7" x 8' 9" (3.53m x 2.67m)

SOUTH FACING REAR GARDEN





Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements