



**The Coppice, Enfield, EN2 7BY**



**welcome to**

## **The Coppice, Enfield**

Barnfields are extremely pleased to offer this individually designed, detached five bedroom house with a 58' frontage in one of Enfield's most sought after turnings, within a 'stones throw' of Enfield Golf Course and adjacent woodland, within walking distance of Enfield Town multiple shopping centre and Enfield Chase Rail Station (Moorgate Line), alternatively Enfield Town Rail Station (Liverpool Street Line) and Oakwood Underground Station (Piccadilly Line) and good schools are also close at hand.

The spacious and well presented accommodation features:-





### **Spacious Entrance Hall**

Fitted carpet, understairs storage cupboard.

### **Cloakroom / WC**

Low flush WC, pedestal wash hand basin, vinyl floor, heated towel rail.

### **Lounge**

24' 8" x 14' 4" ( 7.52m x 4.37m )

Dual aspect, fitted carpet, brick open fireplace, sliding double glazed patio doors to garden.

### **Dining Room**

24' 8" x 12' 4" ( 7.52m x 3.76m )

Triple aspect, fitted carpet, fireplace, sliding double glazed patio doors to garden.

### **Kitchen**

13' 6" x 8' 7" ( 4.11m x 2.62m )

Comprehensively fitted in oak faced kitchen units, comprising base units with worktops, inset one and half bowl stainless steel sink unit, matching breakfast bar, matching wall cabinets, built-in larder cupboard, built-in oven and microwave, ceramic hob with fume extractor hood over, plumbing for washing machine and dishwasher, vinyl floor, cupboard housing gas boiler for warm air central heating.

### **First Floor**

#### **Landing**

Fitted carpet.

#### **Bedroom One**

16' 3" x 13' 6" ( 4.95m x 4.11m )

Fitted carpet, built-in storage cupboard/wardrobe cupboard.

#### **En-Suite WC**

Low flush WC, vanity wash hand basin.

#### **Bedroom Two**

14' 2" x 12' 5" ( 4.32m x 3.78m )

Fitted carpet, range of mirror wardrobes.

#### **Bedroom Three**

23' x 12' 3" ( 7.01m x 3.73m )

Dual aspect, fitted carpet.

#### **Bedroom Four**

11' 1" x 8' 9" ( 3.38m x 2.67m )

Fitted carpet.

#### **Bedroom Five**

9' x 7' 3" ( 2.74m x 2.21m )

Fitted carpet.

### **Bathroom / WC**

A particularly spacious bathroom with large open shower cubicle, separate single shower cubicle, pedestal wash hand basin, low flush WC, vinyl floor, heated towel rail.

### **Outside**

#### **Front Garden**

As previously stated the property enjoys a 58' road frontage, with part of the front garden providing off-street parking and direct access to the garage.

#### **Garage**

17' x 8' 9" ( 5.18m x 2.67m )

Remote controlled up and over door, power and lighting.

The driveway is brick paved and the rest of the front garden is mainly laid to lawn.

#### **Rear Garden**

Approached by wide side pedestrian access to wide, attractive rear garden, large patio, steps up to lawn with flower and shrub borders.



**view this property online** [barnfields.co.uk/Property/ENF103580](http://barnfields.co.uk/Property/ENF103580)









welcome to

## The Coppice, Enfield

- Extremely Large Lounge
- Very Spacious Dining Room
- Five Bedrooms
- No Chain
- 58' Frontage

Tenure: Freehold EPC Rating: D

# £930,000



Please note the marker reflects the postcode not the actual property

check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



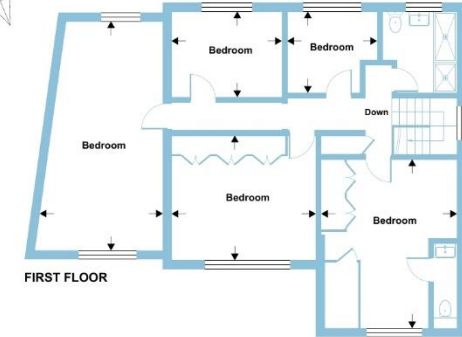
Property Ref:  
ENF103580 - 0007

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

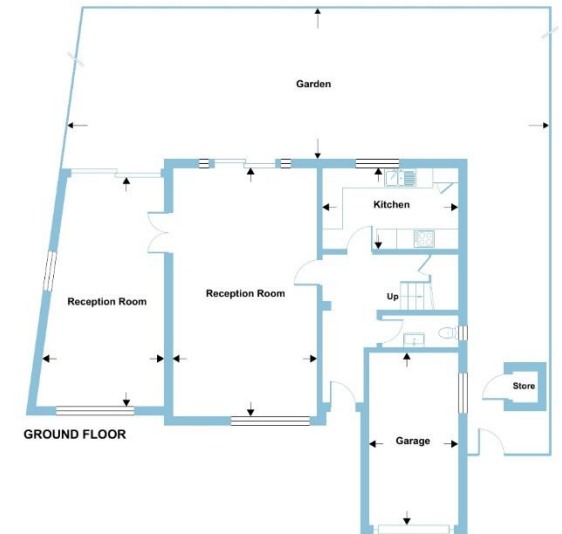
Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## The Coppice, Enfield, EN2

Approximate Area = 2086 sq ft / 193.7 sq m (includes garage)  
Outbuilding = 8 sq ft / 0.7 sq m  
Total = 2094 sq ft / 194.4 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickhcom 2023. Produced for Barnard Marcus. REF: 963093



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



[barnfields.co.uk](https://www.barnfields.co.uk)