



**Old Park View, Enfield, EN2 7EG**



**welcome to**  
**Old Park View, Enfield**

One of the finest properties in West Enfield, Barnfields are extremely pleased to offer this substantial five bedroom detached house on a huge plot, backing onto and with stunning views over Enfield Golf Course, within walking distance of Enfield Chase Rail Station (Moorgate Line) and Enfield Town multiple shopping centre. Oakwood Underground Station (Piccadilly Line), greenbelt countryside and good schools are within easy access.

Features include:-



### **Large Vestibule Lobby**

Quarry tiled floor, radiator.

### **Spacious Entrance Hall**

Parquet flooring, built-in coat cupboard, handsome turning staircase to first floor with understairs storage cupboard.

### **Cloakroom / WC**

Low flush WC, pedestal wash hand basin, parquet flooring, radiator.

### **Lounge**

20' 4" x 12' 7" ( 6.20m x 3.84m )

This is a bright dual aspect room with sliding double glazed patio doors to garden, attractive brick fireplace with inset gas coal living flame fire, two radiators, recess with built-in bookshelf, views of garden and golf course.

### **Dining Room**

13' x 12' ( 3.96m x 3.66m )

Parquet floor, radiator, double glazed French windows to garden, views, brick open fireplace.

### **Playroom / Study**

16' 5" x 12' ( 5.00m x 3.66m )

Oak floor, radiator, dual aspect.

### **Kitchen / Breakfast Room**

20' 4" x 10' 4" ( 6.20m x 3.15m )

Comprehensively fitted in oak units, comprising base units with worktops, inset stainless steel sink unit, matching wall cabinets, inset gas hob unit with fume extractor hood over, built-in oven, integrated fridge-freezer and dishwasher, part parquet floor, part vinyl floor, door to double glazed porch to garden and garage.

### **First Floor**

### **Spacious Attractive Landing**

Double glazed French windows to roof terrace/balcony, fitted carpet, radiator, access to loft.

### **Bedroom One**

13' x 12' 1" ( 3.96m x 3.68m )

Fitted carpet, radiator, dual aspect with views.

### **En-Suite Shower Room / WC**

Shower cubicle, pedestal wash hand basin, bidet, low flush WC (white suite), vinyl floor, radiator, double airing cupboard.

### **Bedroom Two**

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

Fitted carpet, radiator.

### **Bedroom Three**

18' 3" x 13' 5" ( 5.56m x 4.09m )

Triple aspect, laminate floor, two radiators, views.

### **Bedroom Four**

11' 6" x 9' 10" ( 3.51m x 3.00m )

Fitted carpet, radiator, double built-in wardrobe cupboard, views, door connecting bedroom five.

### **Bedroom Five**

11' 6" x 9' 10" ( 3.51m x 3.00m )

Fitted carpet, radiator, views.

### **Bathroom One**

Panelled bath with mixer taps, shower attachment, shower screen, bracket wash hand basin with cupboard under, low flush WC (white suite), vinyl floor, part tiled walls.

### **Bathroom Two**

Panelled bath, pedestal wash hand basin, low flush WC, vinyl floor, radiator, part tiled walls.

### **Outside**

### **Garage**

20' 4" x 14' 1" ( 6.20m x 4.29m )

Power and lighting, remote controlled up and over door, wall mounted gas central heating boiler. Side pedestrian access to both sides of the property.

### **Rear Garden**

Approximately 180' x 60' rear garden (total plot size is approximately 300' x 60').

Large yorkstone patio, steps down to substantial lawn with flower and shrub borders, mature trees, summerhouse, greenhouse, two brick built storage buildings. The garden is west facing and as previously stated backs onto and has stunning views over the golf course.



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welcome to

## Old Park View, Enfield

- Five Bedrooms
- Three Bathrooms
- Solar Panels
- 180' x 60' Rear Garden
- Double Garage

Tenure: Freehold EPC Rating: C

Offers In Excess Of

**£1,500,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ENF102408 - 0004

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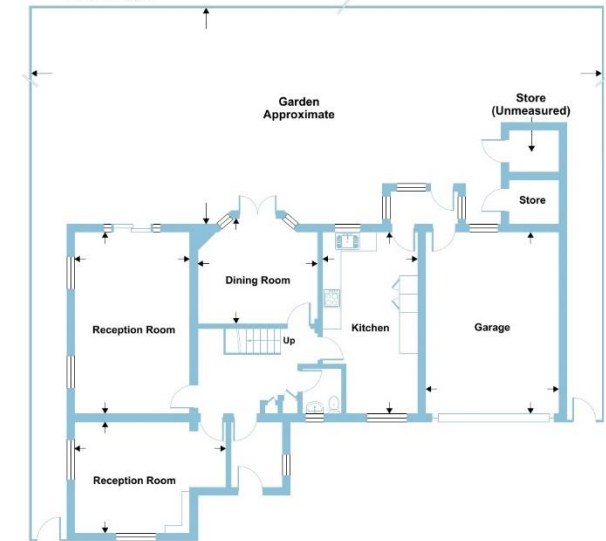
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## Old Park View, Enfield, EN2

Approximate Area = 2194 sq ft / 203.8 sq m (excludes store)  
Garage = 284 sq ft / 26.4 sq m  
Outbuilding = 26 sq ft / 2.4 sq m  
Total = 2504 sq ft / 232.6 sq m  
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

RICS Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023.  
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