



Uplands Park Road, Enfield, EN2 7PS



welcome to

Uplands Park Road, Enfield

Barnfields are pleased to offer this spacious and well presented, 4/5 bedroom, end of terrace townhouse in one of Enfield's most prestigious turnings, within easy access of Enfield Town multiple shopping centre and stations (Moorgate and Liverpool Street Lines). Oakwood Tube Station (Piccadilly Line) and good schools including Merryhills, Grange Park and Highlands Schools are within easy reach.



Entrance Hall

Understairs storage cupboard, tiled floor, radiator.

Lounge

Irregular Shaped Room 18' 1" x 13' 10" at widest (5.51m x 4.22m)

Opening to extension. TV point, spotlights, fitted carpet, radiator.

Dining Room

17' 1" x 9' (5.21m x 2.74m)

Double glazed glass roof, tiled floor, radiator, double glazed doors to rear garden.

Kitchen

18' x 9' (5.49m x 2.74m)

Open planned to lounge.

Comprising breakfast bar, wall and base units with contrasting worksurfaces, inset sink, tiled splashbacks, range cooker with extractor over, space for dishwasher, double fridge, spotlights, tiled floor, window to front aspect.

Cloakroom / WC

Low flush WC, plumbing for washing machine, double glazed window to front.

First Floor

Reception / Bedroom One

15' 3" x 14' 3" (4.65m x 4.34m)

TV point, wood laminate floor, spotlights, double glazed window to rear.

Bedroom Two

Irregular Shaped Room 12' 3" x 11' 3" at widest (3.73m x 3.43m)

Fitted wardrobes, fitted carpet, double glazed window to front.

En-Suite

Low flush WC, wash hand basin, panelled bath with shower over, part tiled walls, heated towel rail radiator, frosted window to front.

Second Floor

Landing

Access to loft, window to side.

Bedroom Three

12' 4" x 12' (3.76m x 3.66m)

Fitted wardrobes, double glazed window to front, fitted carpet, radiator.

Bedroom Four

12' x 9' 6" (3.66m x 2.90m)

Fitted wardrobes, double glazed window to rear, fitted carpet, radiator.

Bedroom Five

8' 6" x 8' 5" (2.59m x 2.57m)

Double glazed window to rear, fitted carpet, radiator.

Bathroom

Comprising panelled bath with mixer taps and shower over, low flush WC, wash hand basin, part tiled walls, fitted carpets, spotlights.

Outside

Front Garden

Off-street parking to front.

Rear Garden

Rear garden with decking area and paving, mostly laid to lawn with flower and shrub borders, side pedestrian access.



view this property online barnfields.co.uk/Property/ENF100799







welcome to

Uplands Park Road, Enfield

- 4/5 Bedrooms
- En-Suite Bathroom
- Secluded Rear Garden
- Superb Open Planned Lounge/Kitchen/Diner
- Off-Street Parking

Tenure: Freehold EPC Rating: D

£700,000



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:
ENF100799 - 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.

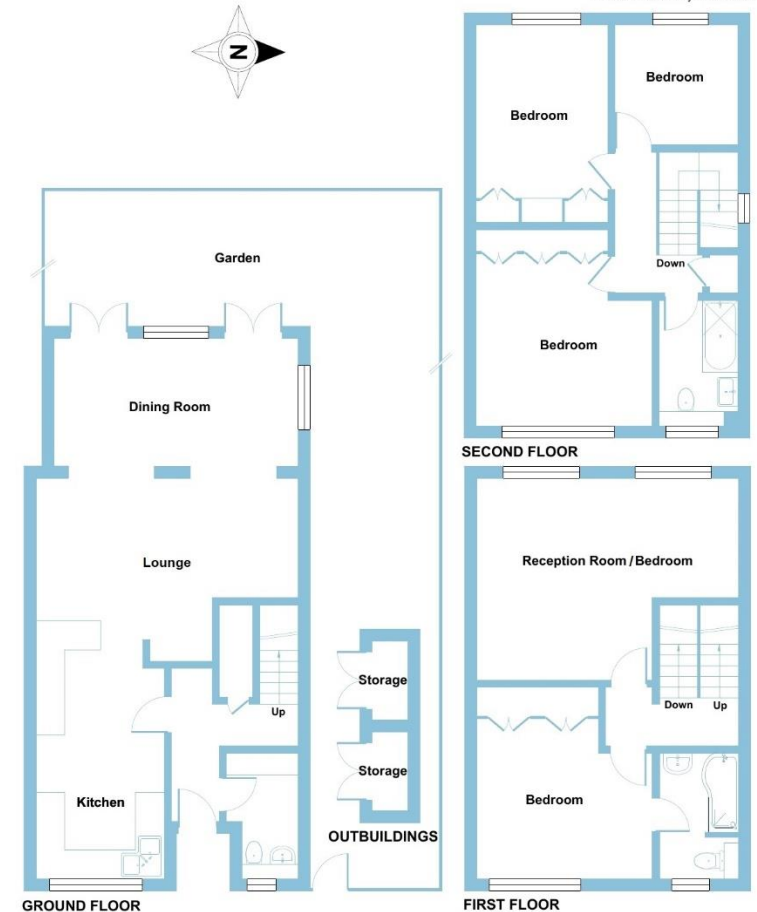
Uplands Park Road, Enfield, EN2

Approximate Area = 1672 sq ft / 155.3 sq m

Outbuilding = 28 sq ft / 2.6 sq m

Total = 1700 sq ft / 157.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Barnard Marcus. REF: 1003107



020 8363 3394



info@barnfields.com



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



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