



Trentwood Side, Enfield, EN2 7ET



welcome to

Trentwood Side, Enfield

Rare opportunity to acquire this extended semi-detached family house in a sought after turning close to Highlands Secondary School, Merryhills Primary School and a direct bus route to Oakwood Tube Station (Piccadilly Line) and Enfield Chase Overground Station (Moorgate Line).

The property benefits from a wide side plot for further extension or possible development (subject to relevant planning permissions) and must be viewed to appreciate its potential.



Hallway

Understairs cupboard, radiator.

Reception Room One

14' 8" x 21' 1" (4.47m x 6.43m)

Laminate wood flooring, bay of leaded double glazed windows to front, gas fire with wooden surround and hearth, radiator.

Reception Room Two

13' 7" x 12' 2" (4.14m x 3.71m)

Open fireplace with exposed brickwork, surround, wooden mantel over and gas tap, radiator, double glazed doors to:-

Conservatory

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

Double glazed with quarry tiled floor, radiator, double doors to garden.

Kitchen / Breakfast Room

17' 8" x 11' 7" (5.38m x 3.53m)

Range of wooden fitted wall and base units with toning worktops, ceramic butler sink unit, space for oven, space for dishwasher, two double glazed windows to rear, part tiled walls and splashbacks, vinyl flooring, door to utility area with plumbing for washing machine and space for fridge/freezer, radiator.

Lobby

Quarry tiled floor, radiator, doors to garage, W/C and garden.

Downstairs WC

Low level WC, wall mounted hand basin, radiator, window to rear, quarry tiled flooring.

First Floor

Landing

Loft hatch opening to loft storage space with some steels in situ for conversion (further details on request).

Bedroom One

25' 6" x 12' 10" (7.77m x 3.91m)

Triple aspect room with double glazed leaded windows, two radiators, fitted carpet.

Bedroom Two

15' 2" x 11' 5" (4.62m x 3.48m)

Laminate wood flooring, bay of leaded double glazed windows to front, laminate wood flooring, range of fitted wardrobes, radiator.

Bedroom Three

13' 7" x 11' 10" (4.14m x 3.61m)

Laminate wood flooring, leaded double glazed windows to rear, laminate wood flooring, range of fitted wardrobes, cupboard housing hot water tank, radiator.

Bedroom Four

8' x 6' 7" (2.44m x 2.01m)

Leaded double glazed windows to front, radiator, built-in cupboard, vinyl flooring.

Shower Room

Large step-in shower unit, low level WC, hand basin with storage beneath, chrome heated towel rail, leaded double glazed windows to rear, tiled walls, vinyl flooring.

Outside

Solar panels to roof (further details on request).

Garden

A wide fully paved west facing garden with ornamental pond, three large storage sheds open to:-

Generous Side Plot

With veranda walkway, covered vehicular access and wrought iron gates. Potential to further extend to side.

Garage

Large garage to side with window and up and over door - can also be accessed internally.

Off-Street Parking

Paved off-street parking to the front for four cars.



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welcome to

Trentwood Side, Enfield

- Four Bedrooms
- Two Reception Rooms
- Conservatory
- Large Garage To Side
- Potential Further Development
- Solar Panels

Tenure: Freehold EPC Rating: E

Offers In Excess Of

£850,000



Please note
the marker
reflects the
postcode
not the
actual
property

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Property Ref:
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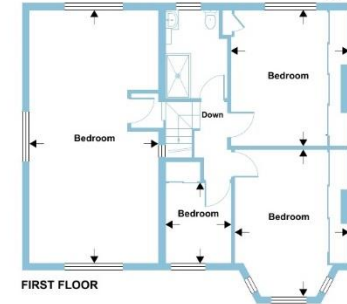
Trentwood Side, Enfield, EN2

Approximate Area = 1825 sq ft / 169.5 sq m (includes garage)

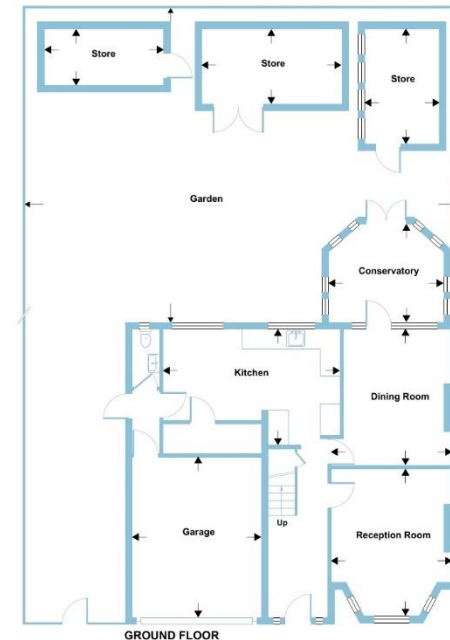
Outbuilding = 258 sq ft / 23.9 sq m

Total = 2083 sq ft / 193.4 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). © richcom 2023. Produced for Barnard Marcus. REF: 1003680.



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