



**Cedar Road, Enfield, EN2 0TN**

**welcome to**  
**Cedar Road, Enfield**

Barnfields are extremely pleased to present this desirable semi-detached, three bedroom house in a superb location, adjacent to Hilly Fields Country Park and a short walking distance to Gordon Hill Rail Station (Moorgate Line). Enfield Town multiple shopping centre and good schools are also close at hand.

The property requires some modernisation, however just some of its many pleasing features include:-



### Entrance Hall

Laminate floor, radiator, understairs storage cupboard.

### Cloakroom / WC

Low flush WC, vanity wash hand basin (white suite), laminate floor, heated towel rail, fully tiled walls.

### Lounge / Dining Room

18' 5" x 14' 6" max ( 5.61m x 4.42m max )  
Radiator, brick fireplace, French windows to conservatory.

### Conservatory

9' x 8' ( 2.74m x 2.44m )  
Double doors opening to rear garden.

### Kitchen

11' 3" x 11' max ( 3.43m x 3.35m max )  
Comprehensively fitted comprising base units with worktops, inset gas hob unit with extractor hood over, inset one and half bowl stainless steel sink unit, matching wall cabinets and display cabinets, built-in double oven, plumbing for washing machine, radiator, laminate floor, wall mounted gas combination central heating boiler (recently installed).

### First Floor

### Landing

Fitted carpet, storage cupboard, airing cupboard, access to loft via built-in ladder.

### Bedroom One

11' 6" x 11' 2" ( 3.51m x 3.40m )  
Fitted carpet, radiator.

### Bedroom Two

11' 6" x 10' 4" ( 3.51m x 3.15m )  
Dual aspect, fitted carpet, radiator and separate recess.

### Bedroom Three

9' 9" x 6' 6" ( 2.97m x 1.98m )  
Fitted carpet, radiator.

### Bathroom / WC

Panelled bath, vanity wash hand basin with cupboard under, low flush WC (white suite), laminate floor, heated towel rail.

### Outside

#### Front Garden

Both front and rear gardens are particularly wide. There is a driveway with parking to the side of the property and potential to extend to either the side or rear (STPP). Side pedestrian access to rear garden.

#### Rear Garden

Approximately 60' of south facing rear garden, patio, requires some tending, small shed.



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welcome to

## Cedar Road, Enfield

- Own Front Driveway / Off-Street Parking
- Space To Extend To Side (STPP)
- No Chain
- 60' South Facing Garden
- White Bathroom Suite

Tenure: Freehold EPC Rating: D

# £525,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ENF103777 - 0003

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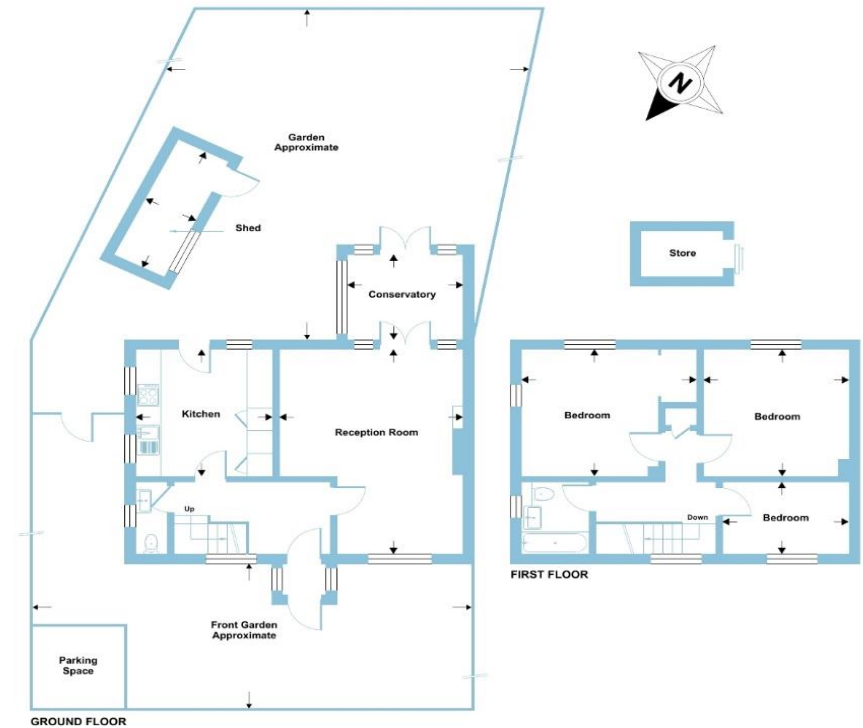
## Cedar Road, Enfield, EN2

Approximate Area = 1012 sq ft / 94 sq m

Outbuilding = 76 sq ft / 7 sq m

Total = 1088 sq ft / 101 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). © nichecom 2023. Produced for Barnard Marcus. REF: 1004721



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