



West Bank, Enfield, EN2 8DU



welcome to

West Bank, Enfield

Barnfields are delighted to present this superb, semi-detached three bedroom house in a most sought after and convenient location adjacent to the picturesque Chase Green, within a short walking distance of Enfield Chase Rail Station (Moorgate Line) and Enfield Town multiple shopping centre. Good schools are also close at hand.

The spacious and well-presented accommodation features:-



Entrance Hall

Oak floor, radiator, circular window feature.

Lounge / Dining Room

27' 5" x 16' 2" at widest (8.36m x 4.93m at widest)

Oak flooring, two radiators, open planned to kitchen and conservatory.

Kitchen

11' 6" x 7' 5" (3.51m x 2.26m)

Comprehensively fitted in attractive white units, comprising base units with worktops, inset sink unit, matching centre island, matching wall cabinets and display cabinets, inset gas cooker range with fume extractor hood over, plumbing for washing machine, built-in storage cupboard.

Conservatory

17' x 9' (5.18m x 2.74m)

Extremely attractive stone flooring, plumbing for dishwasher and tumble dryer, sliding double glazed patio doors to garden.

First Floor

Landing

Fitted carpet, flank window with shutters, attractive glass banister to staircase, access to loft.

Bedroom One

13' 9" x 10' 8" max (4.19m x 3.25m max)

Fitted carpet, radiator, recess, wardrobe, shutters to window.

Bedroom Two

12' 4" x 10' 8" max (3.76m x 3.25m max)

Fitted carpet, radiator, shutters to window, built-in wardrobe cupboard.

Bedroom Three

8' 2" x 7' 6" (2.49m x 2.29m)

Fitted carpet, radiator, wall cabinets, shutters to window.

Shower Room / WC

Designed as a wet room with glass shower area with shower and water jets, bracket wash hand basin, low flush WC (white suite), fully tiled walls, wall mounted combination gas central heating boiler, heated towel rail, electric underfloor heating.

Outside

Front Garden

Provides off-street parking for 2 cars.

Rear Garden

Delightful south facing, partially walled rear garden, mainly brick paved with side pedestrian access door.

Garage

Large brick built garage 18' 10" x 10' 7" with up and over door, approached via West Bank.

NB

The plot is particularly wide. There is an extra strip of land to side and rear of the property. More details on request.



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West Bank, Enfield

- South Facing Garden
- Detached Garage
- Wide Plot
- Large Conservatory
- Off-Street Parking To Front

Tenure: Freehold EPC Rating: D

£630,000



Please note the marker reflects the postcode not the actual property

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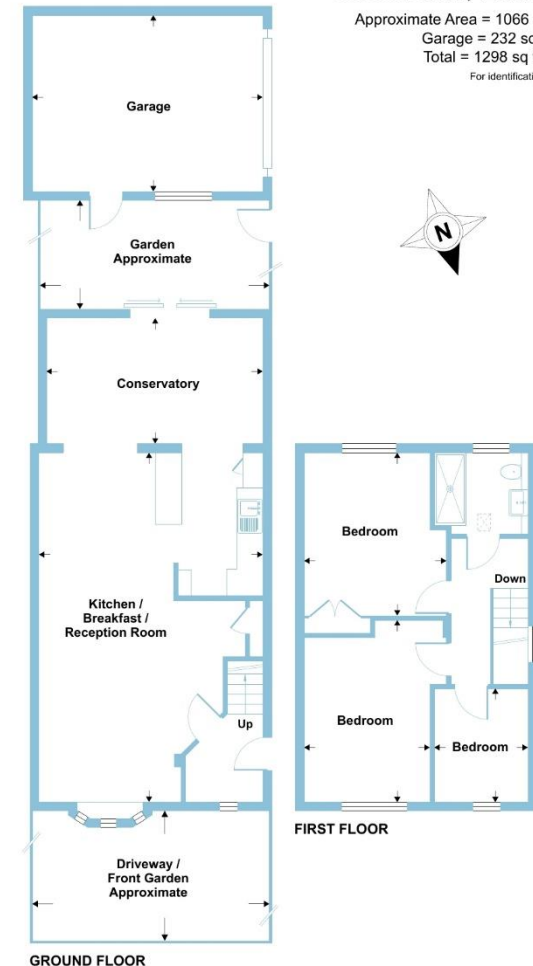
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Approximate Area = 1066 sq ft / 99 sq m
Garage = 232 sq ft / 21.6 sq m
Total = 1298 sq ft / 120.6 sq m
For identification only - Not to scale



Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richicom 2022. Produced for Barnard Marcus. REF: 1006329 barnfields



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