



**Wroxham Gardens, Enfield, EN2 9BU**



**welcome to**  
**Wroxham Gardens, Enfield**

Barnfields are extremely pleased to offer this substantial detached bungalow in the bowl of a quiet cul-de-sac, within a short walking distance of Crews Hill Rail Station (Moorgate Line) and greenbelt countryside, also within easy access of Enfield Town multiple shopping centre (frequent bus service) and good schools including St Johns School, which is a few hundred yards away.

The property has been substantially extended and improved by the present owners to a high standard and just some of its many pleasing features include:-



### Entrance Porch

Marble floor.

### Spacious Entrance Hall

Laminate floor, radiator, storage cupboard and separate storage/meter cupboard, access to loft.

### Lounge

18' x 15' 6" ( 5.49m x 4.72m )

Laminate floor, radiator, fireplace, open planned to dining room.

### Dining Room

21' 10" x 12' ( 6.65m x 3.66m )

Laminate floor, radiator, two sets of sliding double doors to garden (double glazed).

### Kitchen

11' 10" x 9' 1" ( 3.61m x 2.77m )

Comprehensively fitted in modern units, comprising base units with worktops, inset one and half bowl stainless steel sink unit, inset gas hob unit with fume extractor hood over, built-in oven, plumbing for washing machine and dishwasher, cupboard housing wall mounted gas central heating boiler.

### Conservatory

11' 6" x 6' 1" ( 3.51m x 1.85m )

UPVC double glazed conservatory, ceramic tiled floor, double glazed door to garden.

### Bedroom One

12' 2" x 12' ( 3.71m x 3.66m )

Laminate floor, built-in wardrobe cupboards and drawer units, radiator.

### Lobby

Laminate floor, radiator, built-in storage cupboard.

### Shower Room / WC

Walk-in shower cubicle, vanity wash hand basin with cupboard under, low flush WC (white suite), ceramic tiled floor and walls, heated towel rail.

### Bedroom Two

13' 10" x 10' ( 4.22m x 3.05m )

Laminate floor, radiator, range of built-in wardrobe cupboards.

### En-Suite WC

Low flush WC, bracket wash hand basin, ceramic tiled floor, fully tiled walls.

### Bathroom

Panelled bath, vanity wash hand basin with cupboard under, low flush WC (white suite), separate shower cubicle, ceramic tiled floor, modern radiator.

### Outside

#### Front Garden

Attractively brick paved providing off-street parking for three cars and direct access to garage.

#### Garage

Power and lighting.

#### Rear Garden

The garden requires some tending/landscaping, but surrounds the property with a wide, side section, well secluded, south west facing, paved patio.



**view this property online** [barnfields.co.uk/Property/ENF103834](http://barnfields.co.uk/Property/ENF103834)











welcome to

## Wroxham Gardens, Enfield

- Large Lounge
- Extremely Spacious Dining Room
- Good Sized Fitted Kitchen
- Bathroom
- Shower Room

Tenure: Freehold EPC Rating: E

Offers In Excess Of

**£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)



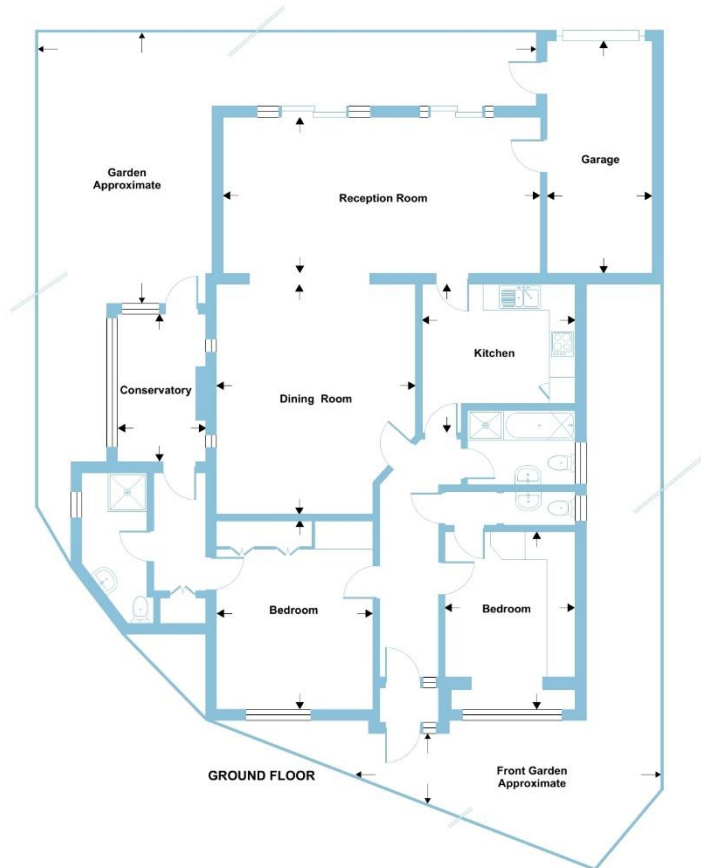
Property Ref:  
ENF103834 - 0002

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.

## Wroxham Gardens, Enfield, EN2

Approximate Area = 1419 sq ft / 131.8 sq m  
Garage = 144 sq ft / 13.3 sq m  
Total = 1563 sq ft / 145.1 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). © ricscom 2023. Produced for Barnard Marcus. REF: 1016633



**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



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



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