



**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.



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welcome to

## Wroxham Gardens, Enfield

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

Tenure: Freehold EPC Rating: E

**£695,000**



Please note the marker reflects the postcode not the actual property

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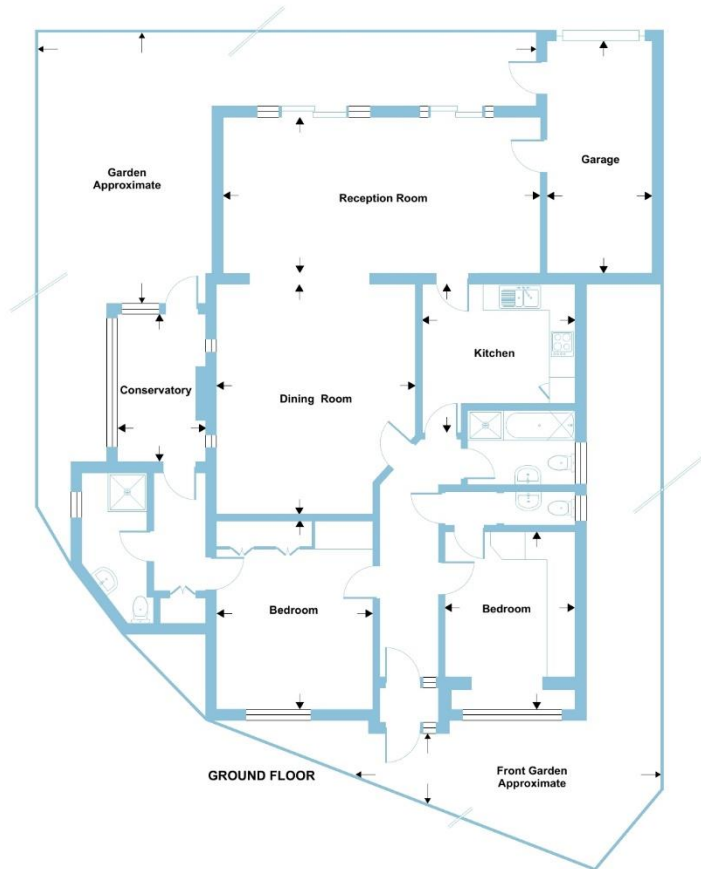
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## Wroxham Gardens, Enfield, EN2

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



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