



Rowantree Road, Enfield EN2 8QA

welcome to
Rowantree Road, Enfield

A stunning and beautifully extended, double fronted five bedroom house in a most sought after residential turning within walking distance of Enfield Chase Rail Station (Moorgate Line) and Enfield Town multiple shopping centre plus good schools (including the new Wren Academy) and greenbelt countryside are also close at hand. The property has been remodelled and refitted by the present owners to an extremely high standard and must be viewed to be appreciated.







Spacious Elegant Entrance Hall

Column radiator, ceramic tiled floor, dado rail.

Cloakroom / Wc

Low flush WC, bracket wash hand basin (white suite), ceramic tiled floor, heated towel rail.

Lounge

Irregular Shaped Room 15' 1" x 11' (4.60m x 3.35m)
Two built-in book shelf units to recesses, wooden Herringbone flooring, attractive fireplace mantel, radiator, double glazed windows to front with fitted shutters, open planned to:-

Dining Room/playroom

11' 8" x 10' 7" (3.56m x 3.23m)
Modern radiator, fitted carpet, wooden Herringbone flooring, sliding double glazed doors to garden.

Kitchen/breakfast Room

35' x 9' (10.67m x 2.74m)
A stunning room with beautifully fitted kitchen area comprising a substantial range of base units with granite worktops, matching wall cabinets, two larder cupboards, inset gas hob unit with fume extractor hood above, two built in ovens, integrated dishwasher, matching centre island with inset ceramic butler sink and wooden "Butchers" block , ceramic tiled floor, bi-folding doors to garden, spotlights.

Utility Room

Worktops with plumbing under for washing machine and vented for tumble dryer, matching wall cabinets, ceramic tiled floor, lobby through to rear reception room, understairs storage cupboard, radiator.

First Floor

Landing

Spacious L shaped landing, fitted carpet, radiator, dado rail, turning staircase to second floor.

Bedroom One

14' 4" x 12' 4" (4.37m x 3.76m)

Fitted carpet, radiator, double glazed windows to front with fitted shutters, door opening to dressing room with hanging rails, door also to...

En Suite

Shower cubicle, low flush WC, vanity wash hand basin with cupboard under (white suite), ceramic tiled floor, radiator, part tiled walls, double glazed window to front.

Bedroom Two

12' 3" x 10' 9" (3.73m x 3.28m)
Fitted carpet, radiator, double glazed windows to rear with fitted shutters.

Bedroom Three

14' 2" x 9' 6" (4.32m x 2.90m)
Fitted carpet, radiator, double glazed windows to front with fitted shutters, range of built-in wardrobe cupboards.

Bedroom Four

11' x 9' 4" (3.35m x 2.84m)
Fitted carpet, radiator, large double glazed French windows with Juliet balcony overlooking rear garden and delightful views.

Family Bathroom

Roll top bath with shower attachment, large walk-in shower cubicle, low flush WC, vanity wash hand basin with marble top and cupboards under, attractively tiled floor, half tiled walls, radiator.

Top Floor

Small Landing

Window, fitted carpet.

Bedroom Five

19' 7" at widest x 17' 5" at widest (5.97m at widest x 5.31m at widest)
A particularly spacious and attractive room with fitted carpet, two radiators, eaves cupboards, double glazed French windows to Juliet balcony with wonderful views as far as Epping Forest.

Outside

Rear Garden

Wide split level rear garden with attractive stone patio, laid to lawn with flower and shrub borders, timber shed, rear patio, side pedestrian access.

Front Garden

Brick paved off-street parking for at least two cars with an electric charging point .



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welcome to

Rowantree Road, Enfield

- Five Bedrooms
- En Suite To Master Bedroom
- Guest Bathroom
- Magnificent 35ft kitchen/Breakfast Room
- Two Reception Rooms

Tenure: Freehold EPC Rating: C

offers in excess of

£1,000,000

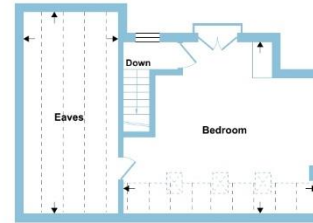


Rowantree Road, Enfield, EN2

Approximate Area = 2100 sq ft / 195 sq m
Limited Use Area(s) = 60 sq ft / 5.5 sq m
Shed= 56 sq ft / 5.2 sq m
Total = 2216 sq ft / 205.8 sq m
For identification only - Not to scale



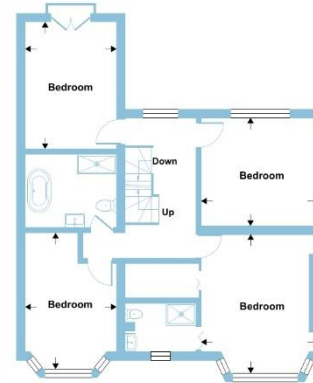
Denotes restricted head height



SECOND FLOOR



GROUND FLOOR



FIRST FLOOR



Please note the marker reflects the postcode not the actual property

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/hcom 2023. Produced for Barnard Marcus. REF: 1038576



Property Ref:
ENF103944 - 0002

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