

# Private Road, Enfield, EN1 2EH



## welcome to

## **Private Road, Enfield**

Barnfields are delighted to offer this elegant, four bedroom townhouse in a highly desirable private turning, amongst houses of quality, within level walking distance of Enfield Town multiple shopping centre, Bush Hill Park Rail Station (Liverpool Street Line) and good schools.

The well-presented accommodation is offered on a chain free basis and has many pleasing features.













### **Ground Floor**

#### **Spacious Entrance Hall**

Wood block floor, radiator and cover, coat cupboard, storage cupboard, door into integral garage.

#### **Downstairs Cloakroom / WC**

Low flush WC, bracket wash hand basin, (white suite), oak floor.

#### **Kitchen / Dining Room**

15' x 12' 3" (4.57m x 3.73m) Comprehensively fitted in attractive white units comprising base units with solid wood worktops, matching wall cabinets, inset sink unit, ceramic hob with fume extractor hood over, built-in oven and grill, plumbing for dishwasher and washing machine, radiator and cover, ceramic tiled floor, double glazed French windows to garden.

#### **First Floor**

**Landing** Wood flooring.

#### Lounge

15' x 10' (4.57m x 3.05m) Fitted carpet, modern radiator.

#### Shower Room / WC

Corner shower cubicle, bracket wash hand basin, low flush WC (white suite), ceramic tiled floor, fully tiled walls, heated towel rail.

#### **Bedroom Four**

15' x 12' 3" ( 4.57m x 3.73m ) Presently used as dining room, wood flooring, modern radiator.







#### Second Floor

#### Landing

Fitted carpet, access to loft housing gas central heating boiler.

#### **Bedroom One**

15' x 12' 4" max ( 4.57m x 3.76m max ) Fitted carpet, column radiator, range of mirror wardrobes.

#### **En-Suite Bathroom / WC**

Panelled bath, vanity wash hand basin with cupboard under, ceramic tiled floor, heated towel rail.

#### Separate WC

Low flush suite, bracket wash hand basin, ceramic tiled floor, part tiled walls.

#### **Bedroom Two**

15' 5" x 7' (4.70m x 2.13m ) Laminate floor, column radiator, built-in wardrobe cupboard.

#### **Bedroom Three**

13' x 7' 8" ( 3.96m x 2.34m ) Laminate floor, column radiator.

### Outside

#### **Front Garden**

Sweeping driveway providing off-street parking for 2-3 cars and direct access to integral garage.

#### **Integral Garage**

17' 1" x 8' 9" ( 5.21m x 2.67m ) Up and over door, power and lighting.

#### **Rear Garden**

Approximately 55' of rear garden, attractive patio, laid to lawn, raised flower and shrub borders.





## welcome to

# Private Road, Enfield

- Integral Garage
- Own Front Driveway
- Chain Free
- Four Good Sized Bedrooms
- Spacious Attractive Lounge

Tenure: Freehold EPC Rating: C

# £675,000



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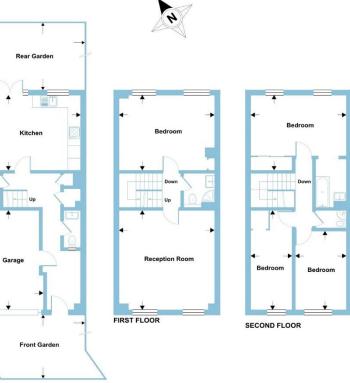
Property Ref: ENF103996 - 0004 would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential 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.

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we

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## Private Road, Enfield, EN1

Approximate Area = 1414 sq ft / 131.3 sq m Garage = 141 sq ft / 13 sq m Total = 1555 sq ft / 144.3 sq m For identification only - Not to scale



GROUND FLOOR





Please note the marker reflects the postcode not the actual property



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