



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.



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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



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



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nñcheom 2023. Produced for Barnard Marcus. REF: 1039262.



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020 8363 3394



info@barnfields.com



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



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Please note the marker reflects the postcode not the actual property



Property Ref:
ENF103996 - 0004

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