



**Dryden Road, Enfield EN1 2PR**



**welcome to**

**Dryden Road, Enfield**

Rarely available five bedroom two bathroom semi-detached family house over three floors and extending to over two thousand square feet and situated in this popular tree-lined turning in the heart of the Bush Hill Park Conservation Area just minutes from local schools, shops, parks and Bush Hill Park Rail station (Liverpool Street Line). Whilst requiring some updating the extensive property retains many character features, has three spacious reception rooms and occupies a wide plot with detached garage to side.







### **Storm Porch**

Enclosed with tiled floor and leaded glass glazing to side.

### **Elegant Entrance Hall**

Solid wood floor, original and attractive leaded glass front door and flank window, double radiator with cover over, handsome turning staircase to first floor, understairs storage cupboard, cornice to ceiling, two large cupboards.

### **Sitting Room**

17' 4" into bay x 13' 6" max ( 5.28m into bay x 4.11m max )  
Fitted carpet, picture rail, cornice to ceiling, radiator, radiator with cover over, attractive cast iron fireplace with marble mantle over.

### **Dining Room**

15' 10" x 13' 4" max ( 4.83m x 4.06m max )  
Solid wood floor, two double radiators with covers over, cornice to ceiling, picture rail, casement door to garden, attractive cast iron fireplace with tiled slips and hearth with wooden mantle over.

### **Morning Room**

11' 10" max x 10' 11" ( 3.61m max x 3.33m )  
Solid wood floor, double radiator with cover over, arch to kitchen and door to utility area comprising: ceramic tiled floor, plumbing for washing machine and space for tumble dryer, window to side.

### **Kitchen**

10' 8" x 6' 7" ( 3.25m x 2.01m )  
Range of matching base and wall cupboards with inset one and a half bowl stainless steel sink to contrasting work surface, integrated double oven and grill, hob with extractor fan over, spotlights to ceiling, quarry tiled floor, casement door to garden, recess for fridge / freezer.

### **Cloakroom Wc**

Plumbing for basin and WC. NB: Purchasers will need to source their own fixtures and fittings.

### **First Floor**

### **Landing**

Fitted carpet, dado rail, double radiator, cornice to ceiling, original leaded glass front window over stairwell.

### **Bedroom One (rear)**

14' 5" max x 13' max ( 4.39m max x 3.96m max )  
Fitted carpet, double radiator, attractive cast iron fireplace with tiled slips with wooden mantle over, cornice to ceiling, walk-in wardrobe/cupboard.

### **Bedroom Two (front)**

13' 9" max x 13' 5" max ( 4.19m max x 4.09m max )  
Fitted carpet, radiator, attractive cast iron fireplace with wooden mantle over, picture rail, cornice to ceiling.

### **Bedroom Three (rear)**

11' 11" x 9' 10" max ( 3.63m x 3.00m max )  
fitted carpet, picture rail, cornice to ceiling, double radiator, build in wardrobe cupboard.

### **Family Bathroom**

White suit comprising: panelled bath with mixer taps and shower attachment, vanity basin with cupboard under, low flush WC, shower cubicle, double radiator, half tiled walls, sunken spotlight to ceiling, extractor fan.

### **Second Floor**

### **Landing**

Fitted carpet.

### **Bedroom 4 (front)**

18' 3" max x 11' 2" max ( 5.56m max x 3.40m max )  
Fitted carpet, double radiator, eaves storage cupboard, attractive cast iron fireplace.

### **Bedroom Five (rear)**

18' 2" max x 9' 6" ( 5.54m max x 2.90m )  
Fitted carpet, double radiator, attractive cast iron fireplace, access to loft with pull down ladder, door to En-suite shower room.

### **En-Suite Shower Room**

Low flush W.C, pedestal wash hand basin, heated towel rail, shower cubicle, half tiled walls, extractor fan, ceramic tiled floor.

### **Outside**

### **Front Garden**

Brick retaining wall with pedestrian and vehicular gates to brick paved driveway and lawn with boundary hedge. Direct access to garage and side pedestrian access to rear garden.

### **Rear Garden**

60' to extremes x 48' wide ( 18.29m to extremes x 14.63m wide )  
Large paved patio, laid to lawn with mature beds, fruit trees and hedging, security lights.

### **Detached Brick Built Garage.**

Power and light, doors to side and front, window to rear.



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welcome to

## Dryden Road, Enfield

- Five Double Bedrooms
- Three Spacious Reception Rooms
- Detached Garage With Own Drive
- Conservation Area Location
- Requiring Some Updating

Tenure: Freehold EPC Rating: E

# £1,250,000



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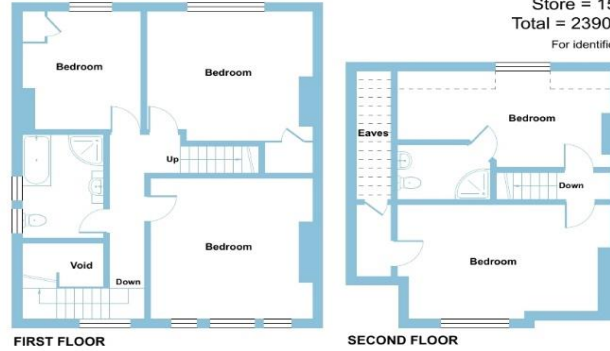
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Denotes restricted head height

## Dryden Road, Enfield, EN1

Approximate Area = 2139 sq ft / 198.7 sq m  
 Limited Use Area(s) = 24 sq ft / 2.2 sq m  
 Garage = 212 sq ft / 19.7 sq m  
 Store = 15 sq ft / 1.4 sq m  
 Total = 2390 sq ft / 222 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). © ncbrecom 2023. Produced for Barnard Marcus. REF: 1032901



Please note the marker reflects the postcode not the actual property



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