



**Padstow Road, Enfield, EN2 8BU**



**welcome to**  
**Padstow Road, Enfield**

Barnfields are delighted to offer this spacious and attractive, end of terrace three bedroom house in a quiet cul-de-sac, just off Holtwhites Hill, within a short walking distance of Gordon Hill Rail Station (Moorgate Line) and easy access of Enfield Town multiple shopping centre and good schools.

The property enjoys a wide plot with potential to extend to the side (subject to planning) and has many pleasing features.



### Entrance Lobby

Ceramic tiled floor.

### Entrance Hall

Fitted carpet, door to garage, storage room.

### Cloakroom / WC

Low flush WC, bracket wash hand basin (white suite), ceramic tiled floor, electric radiator, fully tiled walls.

### Lounge / Dining Room

20' x 11' 9" ( 6.10m x 3.58m )

Fitted carpet, two sets of sliding double glazed patio doors to garden.

### Kitchen

12' x 9' ( 3.66m x 2.74m )

Comprehensively fitted in white units, comprising base units with worktops, inset white sink unit, inset gas hob with fume extractor hood over, built-in double oven, plumbing for washing machine and dishwasher, built-in storage cupboard, cupboard housing warm air central heating boiler, ceramic tiled floor.

### First Floor

#### Landing

Fitted carpet, access to insulated loft, airing cupboard housing hot water, tank.

#### Bedroom One

14' 10" x 9' 6" ( 4.52m x 2.90m )

Fitted carpet, range of built-in wardrobe cupboards, drawer units.

#### Bedroom Two

12' 4" x 10' 6" ( 3.76m x 3.20m )

Fitted carpet, range of built-in wardrobe cupboards, drawer units.

#### Bedroom Three

9' x 8' 6" ( 2.74m x 2.59m )

Fitted carpet, built-in wardrobe cupboard, drawer unit.

#### Shower Room / WC

Large walk-in shower cubicle, vanity wash hand basin with cupboard under, low flush WC (white suite), ceramic tiled floor, fully tiled walls.

### Outside

#### Front Garden\*

Laid to lawn with shrubs and trees, brick paved drive providing off street parking and vehicular access to:-

#### Attached Garage

18' 9" x 8' 4" ( 5.71m x 2.54m )

Up and over door, power and lighting, pedestrian door from entrance hall inside the property. Part of the garage is used as a storage room. It is approached via own front driveway with off-street parking.

#### Rear Garden

L shaped, mainly laid to lawn, both south and west facing, summer house, timber shed, outside tap, side pedestrian access; possible scope for side extension subject to planning.

**\*NB:** It should be borne in mind that the front garden does **NOT** form part of the freehold demise. Further details on request.



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welcome to

## Padstow Road, Enfield

- Large Garage With Own Front Driveway
- Spacious Attractive Lounge / Dining Room
- Large Kitchen / Breakfast Room
- Wide L Shaped Garden
- No Chain

Tenure: Freehold EPC Rating: E

Offers In Excess Of

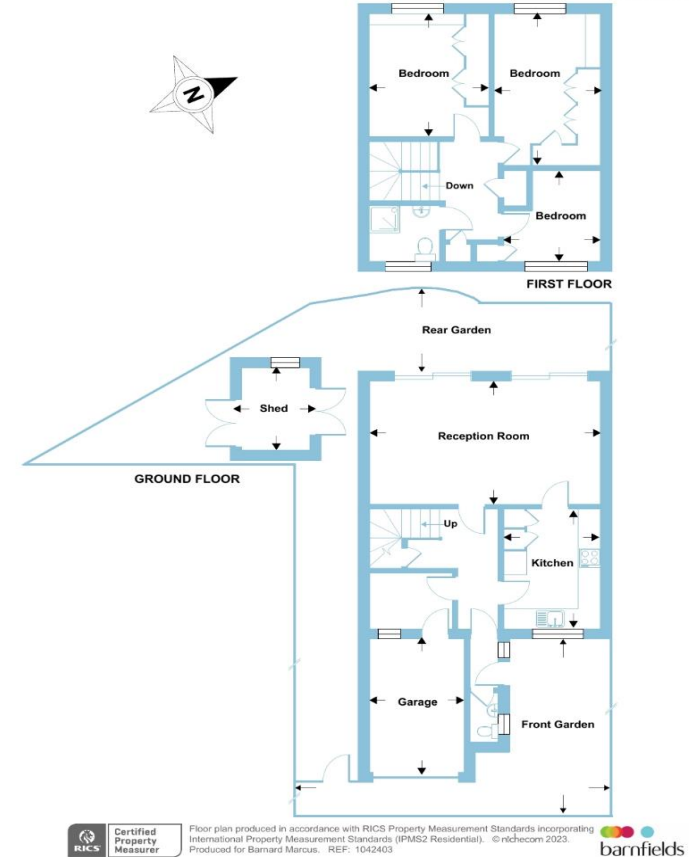
**£500,000**



Please note the marker reflects the postcode not the actual property

## Padstow Road, Enfield, EN2

Approximate Area = 1024 sq ft / 95.2 sq m  
Garage = 109 sq ft / 10.1 sq m  
Outbuilding = 49 sq ft / 4.5 sq m  
Total = 1182 sq ft / 109.8 sq m  
For identification only - Not to scale



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Property Ref:  
ENF103932 - 0004

  
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