



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

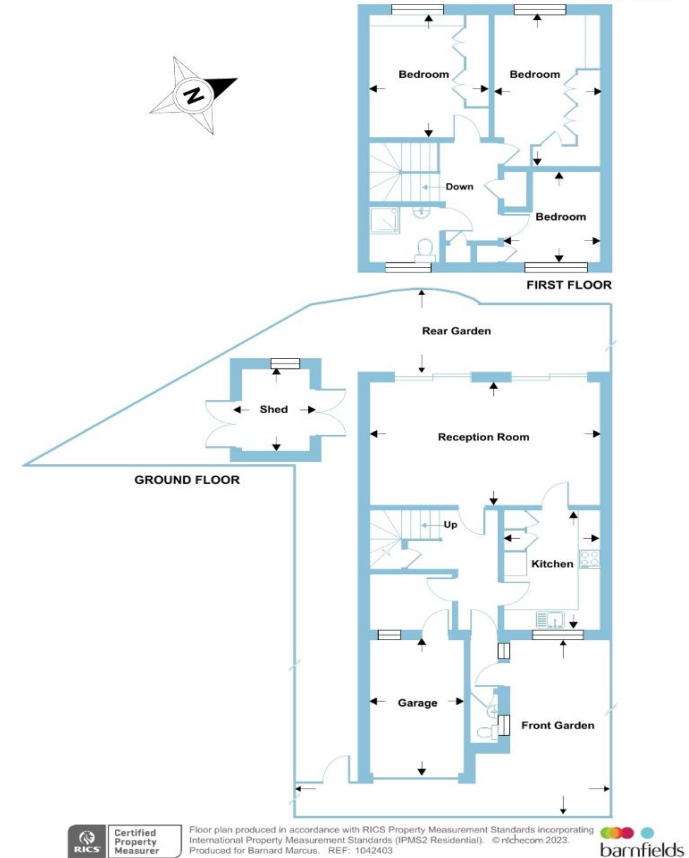
£500,000



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:
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