



Queens Road, Enfield, EN1 1NE

welcome to

Queens Road, Enfield

Spacious three bedroom semi-detached family house in a quiet turning close to Enfield Town Station (Liverpool Street Line) and Enfield Town multiple shopping centre.

The property benefits from a garage and own driveway which gives excellent potential for extension (STPP).



Hallway

Parquet flooring, understairs cupboard, dado rail, radiator.

Through Lounge

24' 11" x 12' 11" at widest (7.59m x 3.94m at widest)

Wood flooring, double glazed bay window to front, two built-in storage cupboards, radiator, sliding double glazed doors to:-

Study / Sun Room

8' 6" x 8' 4" (2.59m x 2.54m)

Laminate flooring, double glazed doors to garden.

Kitchen

17' 4" x 7' 9" (5.28m x 2.36m)

Recently fitted with a range of wall and base units, toning worktops incorporating sink and drainer, gas hob with extractor above and built-in oven beneath, glass splashbacks, integrated fridge freezer, washing machine. skylight, double glazed windows and doors to side and rear, radiator, vinyl flooring, serving hatch to lounge.

WC

Wall mounted hand basin, low level WC, window to side.

First Floor

Landing

Bedroom One

13' 5" x 13' (4.09m x 3.96m)

Painted floorboards, bay of double glazed windows to front, radiator, range of built-in wardrobes.

Bedroom Two

11' 8" x 11' 7" (3.56m x 3.53m)

Fitted carpet, double glazed windows to rear, radiator, range of built-in wardrobes.

Bedroom Three

8' 3" x 7' 10" (2.51m x 2.39m)

Wood flooring, double glazed window to rear, radiator, built-in high level cupboard.

Bathroom

Dual aspect with double glazed windows, pedestal wash hand basin, low level WC, panelled bath with shower above, tiled walls and floor, heated towel rail/radiator.

Outside

Rear Garden

A delightful rear garden with patio area to front, rest mostly laid to lawn with mature tree and shrub borders, garden office with power and outside light, door to:-

Garage

21' 1" x 8' 8" (6.43m x 2.64m)

A spacious garage with double glazed side door and window and up and over door to front.

Front Garden

Brick paved off-street parking to front for three cars



view this property online barnfields.co.uk/Property/ENF104039







welcome to

Queens Road, Enfield

- Three Bedrooms
- Through Lounge
- Recently Fitted Kitchen
- Downstairs WC
- First Floor Bathroom

Tenure: Freehold EPC Rating: E

Offers In Excess Of

£650,000



Please note the marker reflects the postcode not the actual property

check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



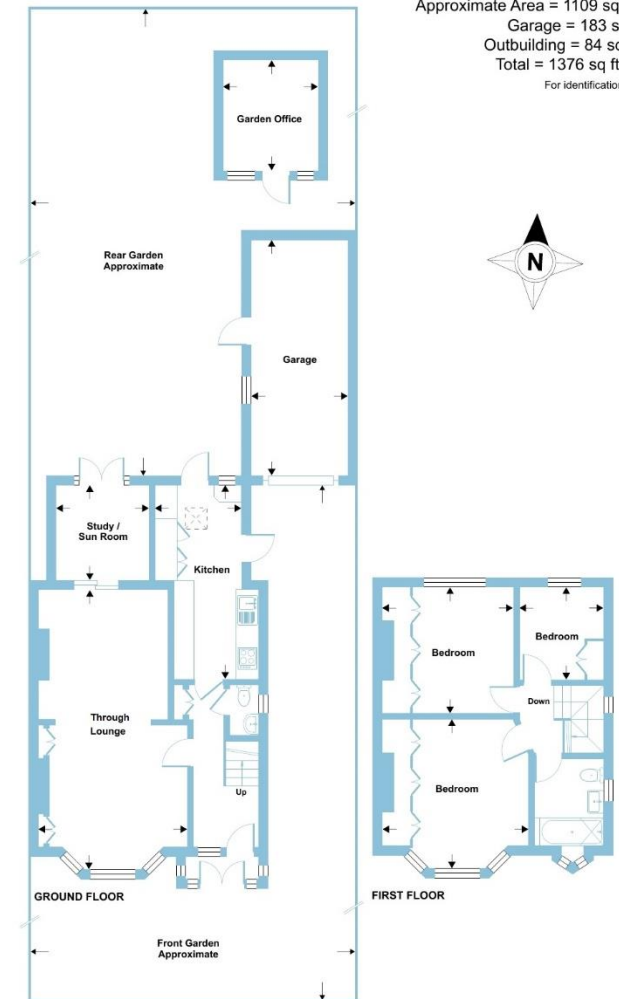
Property Ref:
ENF104039 – 0003

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

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Queens Road, Enfield, EN1

Approximate Area = 1109 sq ft / 103 sq m
Garage = 183 sq ft / 17 sq m
Outbuilding = 84 sq ft / 7.8 sq m
Total = 1376 sq ft / 127.8 sq m
For identification only - Not to scale



 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickhecom 2023.
Produced for Barnard Marcus. REF: 1049117 





020 8363 3394



info@barnfields.com



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



[barnfields.co.uk](https://www.barnfields.co.uk)