



**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



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welcome to

## Queens Road, Enfield

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

Tenure: Freehold EPC Rating: E

# £630,000

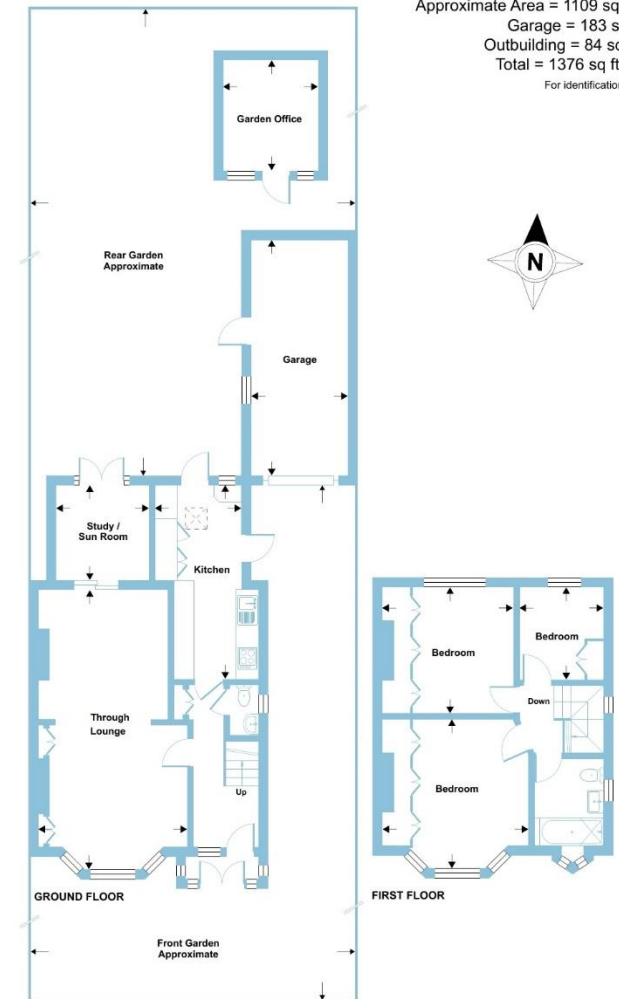


Please note the marker reflects the postcode not the actual property



## 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



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



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Property Ref:  
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