



**Queens Road, Enfield, EN1 1NH**



**welcome to**

**Queens Road, Enfield**

Barnfields are pleased to offer for sale this spacious semi-detached three bedroom house in a quiet and very convenient cul de sac within level walking distance of Enfield Town Shopping Centre and Rail Station (Liverpool Street Line). The property requires some modernisation/decoration but offers excellent potential. Sole Agents.



## Entrance Hall

Fitted carpet, radiator.

## Lounge

15' 8" max x 14' 5" max ( 4.78m max x 4.39m max )

Fitted carpet, radiator, door to:-

## Kitchen

13' 2" max x 9' 7" max ( 4.01m max x 2.92m max )

Wall and base units with toning worktops, one and a half bowl sink unit, built in gas hob and double oven, storage cupboard, ceramic tiled floor.

## Utility Room

11' 5" max x 5' 10" max ( 3.48m max x 1.78m max )

Vinyl flooring, wall mounted gas central heating boiler, door to garden.

## Downstairs WC

Low flush WC

## First Floor

## Landing

Fitted carpet, access to loft.

## Bedroom One

12' 9" max x 11' 7" max ( 3.89m max x 3.53m max )

Fitted carpet, radiator, built-in wardrobes.

## Bedroom Two

12' 1" max x 11' 7" max ( 3.68m max x 3.53m max )

Fitted carpet, radiator, double built-in wardrobe.

## Bedroom Three

9' 4" max x 7' 10" max ( 2.84m max x 2.39m max )

Fitted carpet, radiator.

## Shower Room

Large walk-in shower area, wash hand basin, low flush WC, ceramic tiled floor, tiled walls, heated towel rail.

## Outside

### Front Garden

Brick paved with off-street parking for 3 cars, side pedestrian access to rear garden.

### Rear Garden

Approximately 40', south facing, side pedestrian access.



*view this property online* [barnfields.co.uk/Property/ENF103782](https://www.barnfields.co.uk/Property/ENF103782)



welcome to

## Queens Road, Enfield

- No Chain
- Off Street Parking
- South Facing Rear Garden
- Conservatory Extension
- Three Good Sized Bedrooms

Tenure: Freehold EPC Rating: C

Offers In Excess Of

**£450,000**



Queens Road, Enfield, EN1

Approximate Area = 972 sq ft / 90.3 sq m

For identification only - Not to scale



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



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics.com 2023. Produced for Barnard Marcus. REF: 1046903



Please note the marker reflects the postcode not the actual property



Property Ref:  
ENF103782 - 0005

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.



**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



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



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