



Worlds End Lane, Enfield, EN2 7RH

welcome to
Worlds End Lane, Enfield

Barnfields present this four bedroom semi-detached house with an attached annexe to the side, in a most sought after location opposite Highlands Secondary School, close to both Merryhills and Grange Park Junior Schools and Sainsbury's Supermarket. Grange Park Rail Station (Moorgate Line) is within walking distance and both Enfield Town and Southgate shopping centres are within easy reach.

The self-contained annexe is currently rented out to a teacher and just some of the property's many features include:-



Main House

Entrance Hall

Laminate floor, radiator, understairs storage cupboard.

Lounge

18' x 12' 6" (5.49m x 3.81m)

Laminate floor, fireplace with gas coal living flame fire, radiator, sliding double glazed patio doors to garden.

Kitchen

12' x 9' 10" max (3.66m x 3.00m max)

Base units with worktops, matching wall cabinets, inset stainless steel unit, inset gas hob unit, fume extractor hood over, built-in oven, matching breakfast bar, plumbing for washing machine and dishwasher, bay window, part tiled walls, radiator.

First Floor

Landing

Fitted carpet, airing cupboard housing hot water tank.

Bedroom One

11' 6" x 11' 5" (3.51m x 3.48m)

Fitted carpet, radiator, double built-in wardrobe cupboard.

Bedroom Two

10' 5" x 10' 4" (3.17m x 3.15m)

Fitted carpet, radiator.

Family Bathroom / WC

Panelled bath, pedestal wash hand basin, low flush WC (white suite), laminate floor, radiator, part fully tiled walls.

Second Floor

Landing

Fitted carpet.

Bedroom Three

15' 6" x 8' 5" (4.72m x 2.57m)

Fitted carpet, radiator, two built-in storage cupboards.

Bedroom Four

14' 7" x 11' 3" (4.45m x 3.43m)

At present used as living room/kitchen with base units, breakfast bar, stainless steel sink unit, radiator, double storage cupboard.

Shower Room / WC

Shower cubicle, bracket wash hand basin with cupboard under, low flush WC (white suite), laminate floor, wall mounted gas central heating boiler.

Annexe

Attached two storey annexe to side, comprising:-

Triple Aspect Lounge / Kitchen

21' 9" x 8' 6" (6.63m x 2.59m)

Laminate floor, radiator, kitchen area with base units, stainless steel sink unit, ceramic hob with fume extractor over, built-in oven, wall mounted gas central heating boiler, paddle step staircase to:-

First Floor

Landing

Fitted carpet.

Bedroom

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

Fitted carpet, double built-in wardrobe cupboard, storage cupboard, radiator.

Bathroom / WC

Panelled bath, pedestal wash hand basin, low flush WC, laminate floor.

Outside

Front Garden

Brick paved providing off-street parking for three cars.

Rear Garden

West facing rear garden with patio on two levels, gravel areas with flower beds, large timber shed, outside water tap, wide side access.



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welcome to

Worlds End Lane, Enfield

- Four Good Sized Bedrooms
- Two Bathrooms (To Main House)
- Spacious Lounge
- Self-Contained Two Storey Annexe
- West Facing Rear Garden

Tenure: Freehold EPC Rating: D

£700,000



Please note the marker reflects the postcode not the actual property

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We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
ENF103671 - 0004

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Approximate Area = 1615 sq ft / 150 sq m
Outbuilding = 165 sq ft / 15.3 sq m
Total = 1780 sq ft / 165.3 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2023. Produced for Barnard Marcus. REF: 1068064



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