



**Downs Road, Enfield, EN1 1PB**

**welcome to**

**Downs Road, Enfield**

Barnfields offer this late Victorian mid terraced two bedroom house in a most convenient and sought after residential turning, within level walking distance of Enfield Town multiple shopping centre and Enfield Town Rail Station (Liverpool Street Line). Bush Hill Park playing fields and good schools are close at hand.

The property requires some modernisation but offers superb potential.



### **Agents Note**

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

### **Entrance Hall**

Fitted carpet, radiator.

### **Lounge**

24' 4" x 10' ( 7.42m x 3.05m )

Fitted carpet, two radiators, understairs storage cupboard.

### **Kitchen**

9' x 8' 6" ( 2.74m x 2.59m )

Base units, one and half bowl sink unit, matching wall cabinets, inset gas hob unit with fume extractor hood over, built-in oven.

### **Lobby**

Vinyl floor, airing cupboard housing hot water tank.

### **Cloakroom / WC**

Low flush WC, bracket wash hand basin.

### **Utility Room**

Housing plumbing for washing machine, large butler sink, wall mounted combination gas central heating boiler.

### **First Floor**

#### **Landing**

Fitted carpet, access to loft via built-in ladder.

#### **Bedroom One**

13' 3" x 10' 10" ( 4.04m x 3.30m )

Fitted carpet, radiator, range of built-in wardrobe cupboards, original cast iron fireplace.

#### **Bedroom Two**

12' 3" x 8' 6" ( 3.73m x 2.59m )

Fitted carpet, radiator.

#### **Shower Room / Wet Room / WC**

Spacious room comprising shower area, double wash hand basin unit, low flush WC (white suite), fully tiled walls, vinyl floor, heated towel rail, radiator.

#### **Outside**

Approximately 55' of east facing rear garden, patio, laid to lawn, garden shed, requires tending.





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welcome to

## Downs Road, Enfield

- No Chain
- Two Double Bedrooms
- Large Upstairs Shower Room / Wet Room / WC
- 50' Rear Garden
- Spacious Through Lounge

Tenure: Freehold EPC Rating: D

# £450,000



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Property Ref:  
ENF104115 - 0003

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Please note the marker reflects the  
postcode not the actual property



## Downs Road, Enfield, EN1

Approximate Area = 851 sq ft / 79 sq m  
Outbuilding = 65 sq ft / 6 sq m  
Total = 916 sq ft / 85 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). © rlcchcom 2024. Produced for Barnard Marcus. REF: 1071751  
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