



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.

NB

Property is being sold as seen.





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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

£435,000

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



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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Property Ref:
ENF104115 - 0006

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