



# 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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# **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



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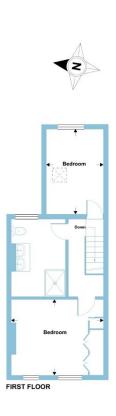
Property Ref: ENF104115 - 0006 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.

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#### 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







loor plan produced in accordance with RICS Property Measurement Standards incorpora ternational Property Measurement Standards (IPMS2 Residential). © nichecom 2024. roduced for Barnard Marcus. REF: 1071751





GROUND FLOOR



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