



Enfield Road, Enfield, EN2 7HA

welcome to
Enfield Road, Enfield

Barnfields are delighted to offer this three bedroom family house enjoying uninterrupted countryside views, located in a sought after turning within a short distance of good schools including Highlands, Grange Park and Merryhills and within easy access of Oakwood Tube Station (Piccadilly Line), shops and restaurants. Alternatively, Enfield Town with its multiple shopping centre and transport links are also within good access.

The property is offered on a chain free basis and is well presented throughout.



Entrance Hall

Solid wooden floor, double radiator, coving to ceiling, stairs to first floor landing.

Lounge

16' 7" max x 14' 4" max (5.05m max x 4.37m max)
Fitted carpet, double radiator, coving to ceiling, decorative ceiling rose, gas real flame fire with marble surround and hearth, wooden mantel over.

Kitchen

11' 4" x 9' 1" (3.45m x 2.77m)
Comprehensively fitted in a range of matching base, wall and display cupboards in a light wood style with contrasting worksurface, one and half bowl stainless steel sink and drainer, mixer tap over, tiled splashback, gas hob with chrome fume extractor fan over, integrated double oven, plumbing for washing machine, double radiator, ceramic tiled floor, sunken spotlights to ceiling, understairs larder/meter cupboard, archway to utility room.

Utility Room

14' to extremes x 5' 9" (4.27m to extremes x 1.75m)
Matching base and wall cupboards with contrasting worksurface, wall mounted gas central heating boiler, radiator, double glazed casement door to front and rear, ceramic tiled floor, space for fridge, space for freezer and sunken spotlights to ceiling.

First Floor

Landing

Fitted carpet, window to front aspect, coving to ceiling, access to loft, airing cupboard with hot water tank.

Bedroom One

13' 5" max x 10' 8" extending to 12' 5" to extremes (4.09m max x 3.25m extending to 3.78m to extremes)
Fitted carpet, radiator, full range of floor to ceiling wardrobe cupboards. Beautiful views over greenbelt countryside to rear.

Bedroom Two

12' 10" x 9' 2" (3.91m x 2.79m)
Fitted carpet, double radiator, coving to ceiling. Beautiful views over greenbelt countryside to rear.

Bedroom Three

7' 10" max x 9' 4" max (2.39m max x 2.84m max)
Fitted carpet, double radiator, built-in cupboard.

Family Shower Room

Fully tiled walls and floor, modern white suite comprising low flush WC, vanity basin with mixer tap over, walk-in shower cubicle with wall mounted electric shower, sunken spotlights to ceiling, heated towel rail, built-in storage cupboard.

Outside

Front Garden

Brick paved providing off-street parking for two cars, tunnel side pedestrian access to utility room.

Rear Garden

Mainly decked with gravel patio area, water feature, tap.

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.



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- Countryside Views
- Three Bedrooms
- Chain Free
- Off-Street Parking
- Rear Garden

Tenure: Freehold EPC Rating: C

£525,000



Please note the marker reflects the postcode not the actual property

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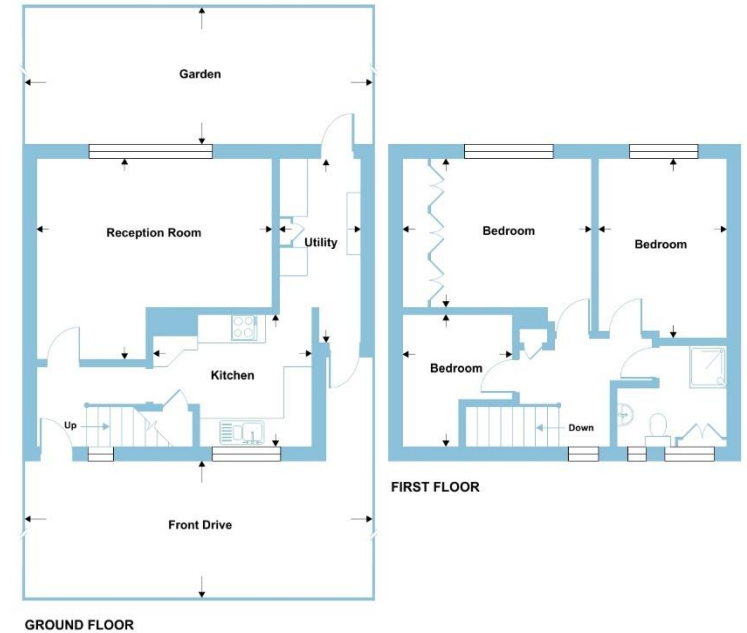
Property Ref:
ENF104133 - 0004

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Approximate Area = 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). © nichecom 2024. Produced for Barnard Marcus. REF: 1078256




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