



**John Street, Enfield, EN1 1LG**



**welcome to**  
**John Street, Enfield**

Barnfields are pleased to offer this beautifully appointed three bedroom Victorian cottage in this quiet residential location, just minutes from local shops, Bush Hill Park, Bush Hill Park Rail Station, Enfield Town with its multiple shopping facilities and within easy access of the A10 with its abundance of retail parks and the M25 Motorway.

The bright and well presented accommodation has been modernised throughout and has many pleasing features.



## Lounge

23' 8" x 10' 11" max ( 7.21m x 3.33m max )

Wood effect floor, two attractive cast iron fireplaces with tiled hearths, double radiator and double radiator with cover over, double glazed French windows to south facing rear garden, door to kitchen.

## Kitchen

12' 2" x 6' 3" ( 3.71m x 1.91m )

Range of matching base and wall cupboards (green) with wooden worksurface over with inset single bowl stainless steel sink and drainer with tiled splashback, gas hob with fume extractor fan over, electric oven, space for fridge-freezer, plumbing for washing machine, window to side, vinyl tiled floor, wall mounted gas combination boiler.

## Bathroom / WC

Comprises a white suite with low flush WC, pedestal basin, panelled bath with mixer tap and shower attachment, heated towel rail, ceramic tiled floor, extractor fan, electric wall heater.

## First Floor

### Landing

Access to loft.

### Bedroom One

10' 11" x 10' 5" ( 3.33m x 3.17m )

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

### Bedroom Two

10' 11" x 10' ( 3.33m x 3.05m )

Fitted carpet, double radiator, storage cupboard over stairwell, door to bedroom three.

### Bedroom Three

8' 6" x 6' 5" ( 2.59m x 1.96m )

Fitted carpet, radiator.

## Outside

### Front Garden

Paved with retaining wall, secure bike rail.

### Rear Garden

South facing, laid to lawn, timber shed, electric socket, tap and light.



**view this property online** [barnfields.co.uk/Property/ENF104034](https://barnfields.co.uk/Property/ENF104034)











welcome to

## John Street, Enfield

- Spacious Lounge
- Three Bedrooms
- South Facing Rear Garden
- Modern Fitted Bathroom
- Gas Central Heating

Tenure: Freehold EPC Rating: D

# £440,000



Please note the marker reflects the postcode not the actual property

check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



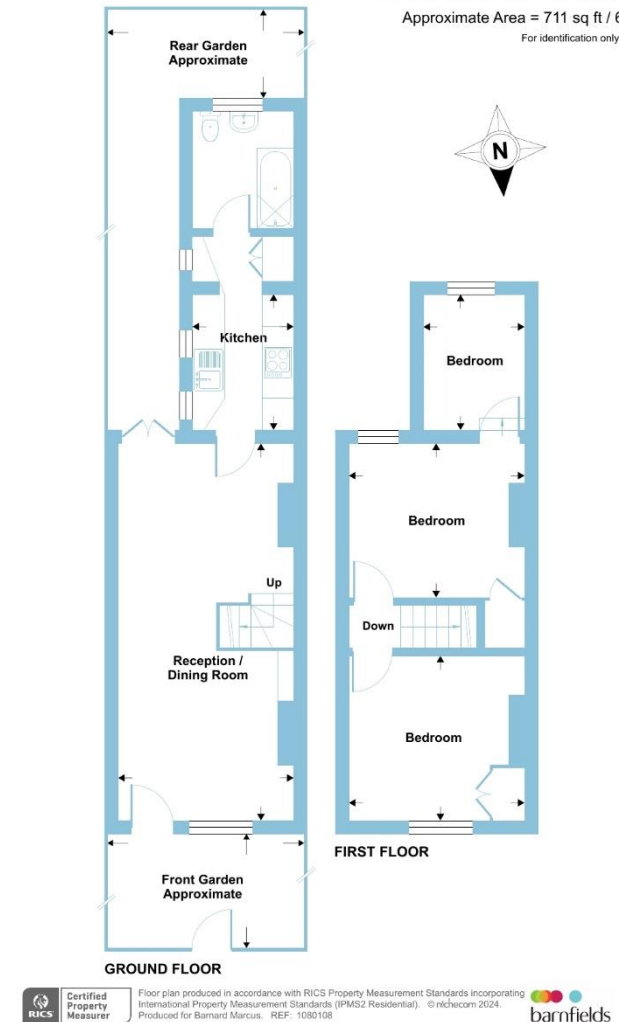
Property Ref:  
ENF104043 - 0002

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.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## John Street, Enfield, EN1

Approximate Area = 711 sq ft / 66.1 sq m  
For identification only - Not to scale



barnfields



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



[barnfields.co.uk](https://www.barnfields.co.uk)