



**Links Side, Enfield, EN2 7QZ**

**welcome to**  
**Links Side, Enfield**

A superb and beautifully spacious, semi-detached halls adjoining four bedroom family house in a most sought after residential turning, midway between Oakwood and Enfield, with a choice of Oakwood Underground Station (Piccadilly Line), Enfield Chase Rail Station (Moorgate Line) and Enfield Town (Liverpool Street Line) Stations. Excellent schools including Merryhills and Grange Park Junior Schools and Highlands Senior School are within a short walking distance. Enfield Town multiple shopping centre is also close at hand.

The particularly well presented accommodation has been remodelled and fitted to a particularly high standard and just some of its many pleasing features include:-



## Modern Double Front Doors To:-

### Spacious Entrance Hall

Oak effect flooring, three door built-in storage cupboard, radiator.

### Large Cloakroom / Wet Room

Low flush WC, pedestal wash hand basin (white suite), fully tiled walls and flooring, shower area, heated towel rail.

### Lounge

15' 6" x 13' ( 4.72m x 3.96m )  
Stripped floor, radiator, picture rail.

### Family Room / Dining Room

23' 4" x 10' 6" ( 7.11m x 3.20m )  
Oak effect flooring, breakfast bar, base units and wall cabinets, range of built-in storage cupboards, double glazed casement door to garden.

### Kitchen / Breakfast Room

23' 4" x 11' 9" ( 7.11m x 3.58m )  
Oak effect flooring, cast iron solid fuel burner, base units with matching centre island, gas hob unit with fume extractor hood over, built-in oven and grill, plumbing for washing machine, tumble dryer and dishwasher, matching wall cabinets, breakfast bar, open planned to family room.

## First Floor

### Landing

Fitted carpet.

### Bedroom One

15' 6" into bay x 11' 7" ( 4.72m into bay x 3.53m )  
Fitted carpet, radiator, range of built-in wardrobe cupboards.

### Bedroom Two

15' 10" x 12' 3" ( 4.83m x 3.73m )  
Fitted carpet, cast iron fireplace, radiator.

### Bedroom Three

11' 4" x 7' 8" ( 3.45m x 2.34m )  
Fitted carpet, radiator.

### Spacious Bathroom

Large double walk-in shower cubicle, two vanity wash hand basins, ceramic tiled floor, radiator, airing cupboard housing wall mounted gas central heating boiler and Megaflo hot water system, part tiled walls.

### Separate WC

Low flush suite, ceramic tiled floor.

## Second Floor

### Bedroom Four

12' 6" x 12' 2" ( 3.81m x 3.71m )  
Fitted carpet, range of built-in wardrobe cupboards, double glazed French windows to balcony with delightful views, radiator, eaves cupboards.

### En-Suite Shower Room / WC

Shower cubicle, low flush WC, vanity wash hand basin with cupboards under (white suite), vinyl floor, heated towel rail, fully tiled walls.

## Outside

### Front Garden

Attractively paved providing off-street parking providing parking for at least 2 cars.

### Rear Garden

Approximately 75' of delightful rear garden, full width patio, laid to lawn, flower and shrub borders, two timber sheds, large 12' x 8' summerhouse with power and lighting.





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welcome to

## Links Side, Enfield

- Four Good Sized Bedrooms
- Large Family Bathroom
- En-Suite To Master Bedroom
- Particularly Spacious Family Room / Dining Room
- Extremely Large Kitchen / Breakfast Room

Tenure: Freehold EPC Rating: D

**£850,000**



Please note the marker reflects the postcode not the actual property

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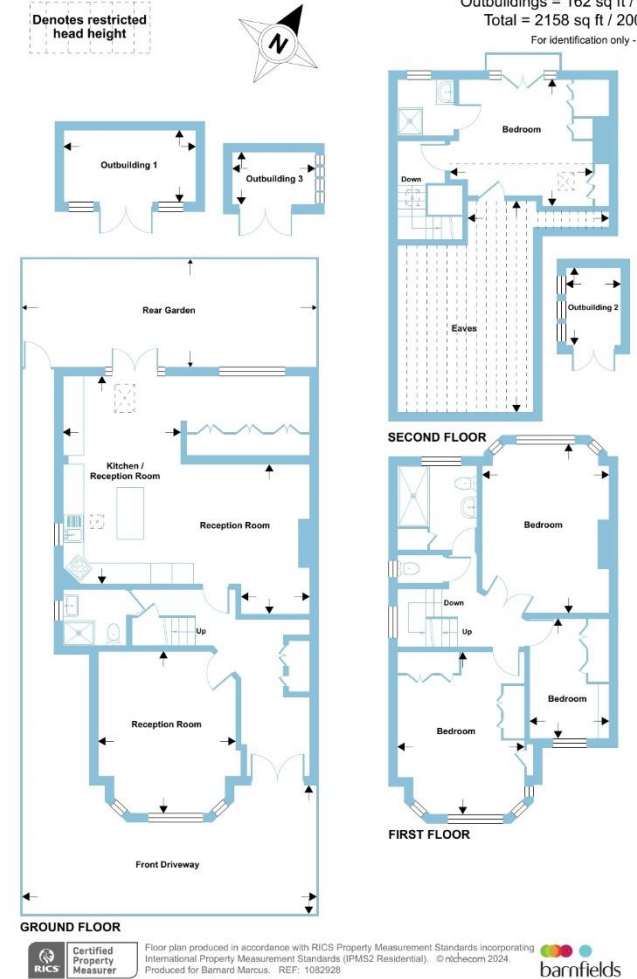
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## Links Side, Enfield, EN2

Approximate Area = 1701 sq ft / 158 sq m  
Limited Use Area(s) = 295 sq ft / 27.4 sq m  
Outbuildings = 162 sq ft / 15 sq m  
Total = 2158 sq ft / 200.4 sq m  
For identification only - Not to scale



**barnfields**



**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



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



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