



**Old Park Grove, Enfield, EN2 6PW**

**welcome to**  
**Old Park Grove, Enfield**

Barnfields are delighted to offer for sale this rarely available, five bedroom semi-detached family house located in a quiet cul-de-sac just off Old Park Avenue and within close proximity to Enfield Town Multiple Shopping Centre, Enfield Town Park and Enfield Chase Overground Station (Moorgate Line).

The property has extended and totally modernised throughout by the current owners and must be viewed to be fully appreciated.



### **Double Glazed Entrance Porch**

Opens to:-

### **Hallway**

Wood flooring, radiator.

### **WC**

Low level WC, wall mounted hand basin, radiator, wood flooring.

### **Front Reception Room**

14' 11" at widest x 12' at widest ( 4.55m at widest x 3.66m at widest )

Wood flooring, double glazed windows to front, radiator and cover, dado rails.

### **Rear Reception Room**

27' 9" at widest x 11' 4" at widest ( 8.46m at widest x 3.45m at widest )

Wood flooring, radiator and cover, open brick fireplace with wood burner and slate hearth, picture rails, open to a bright and spacious area with double glazed windows and double doors opening to the garden.

### **Dining Room**

16' at widest x 7' 10" at widest ( 4.88m at widest x 2.39m at widest )

Tiled floor, fitted dining bar with granite worktop and cupboards beneath, double glazed bi-fold doors opening to garden, spotlights, double doors opening to reception room two, open plan to:-

### **Kitchen**

12' 9" at widest x 8' 1" at widest ( 3.89m at widest x 2.46m at widest )

Range of cream fitted wall and base units with toning granite worktops and upstands, ceramic butler sink, built-in dishwasher, space for range style oven with stainless steel splashback and extractor above, double glazed windows to rear, tiled floor, spotlights, door to:-

### **Utility Room**

Fitted base units, space for tumble dryer and plumbing for washing machine, tiled floor.

### **First Floor**

#### **Landing**

Fitted carpet, door to front balcony, loft hatch opening to loft storage space.

#### **Bedroom One**

14' 7" at widest x 12' at widest ( 4.45m at widest x 3.66m at widest )

Fitted carpet, double glazed windows to front, picture rails, radiator, fitted wardrobes, door to:-

#### **En-Suite**

Fully tiled step-in shower unit, wall mounted hand basin, tiled floor.

#### **Bedroom Two**

16' at widest x 10' 9" at widest ( 4.88m at widest x 3.28m at widest )

Fitted carpet, double glazed windows to rear, picture rails, radiator.

#### **Bedroom Three**

12' 3" at widest x 9' 6" at widest ( 3.73m at widest x 2.90m at widest )

Fitted carpet, double glazed windows to front, radiator.

#### **Bedroom Four**

11' 5" to extremes x 10' at widest ( 3.48m to extremes x 3.05m at widest )

Fitted carpet, double glazed windows to rear, radiator.

### **Bedroom Five**

9' 11" at widest x 8' 7" at widest ( 3.02m at widest x 2.62m at widest )

Fitted carpet, double glazed windows to rear, radiator, door to:-

### **En-Suite WC**

Low level WC, wall mounted hand basin, tiled floor.

### **Bathroom**

Panelled bath with shower over and glass screen, low level WC, hand basin with draw beneath, double glazed windows to side, part tiled walls, spotlights radiator, skylight, tiled floor.

### **Outside**

#### **Rear Garden**

A beautifully landscaped approximately 80ft westerly facing rear garden with paved front patio stepping down to decked area. Large manicured lawn with mature tree and shrub borders, door leading through an internal pathway to the garage giving side access.

#### **Front**

#### **Garage**

Double doors open to a single garage with internal pathway leading to the garden.

#### **Driveway**

Brick paved driveway with parking for two cars.



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welcome to  
**Old Park Grove, Enfield**

- Five Bedrooms
- Two Reception Rooms
- Garage And Off-Street Parking
- En-Suite Shower Room To Master
- 80ft. West Facing Rear Garden

Tenure: Freehold EPC Rating: D

Offers In Excess Of  
**£1,100,000**

Please note the marker reflects the postcode not the actual property



**Old Park Grove, Enfield, EN2**

Approximate Area = 1967 sq ft / 182.7 sq m  
 Garage = 164 sq ft / 15.2 sq m  
 Total = 2131 sq ft / 197.9 sq m  
 For identification only - Not to scale



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RICS Certified Property Measurer  
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Property Ref:  
 ENF104230 - 0003

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