



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

£1,050,000

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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 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1087667 



Property Ref:
ENF104230 - 0005

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