



Friar Road, Enfield, EN2 8FZ

welcome to
Friar Road, Enfield

A rare opportunity to acquire this spacious family house situated just minutes from local shops, Gordon Hill Rail Station (Moorgate Line), greenbelt countryside, the One Degree and Wren Academies and within easy access of both Enfield Town with its multiple shopping facilities and the M25 Motorway.

Built just 5 years ago to an exacting standard, the property has many pleasing features and is well presented throughout.



Entrance Hall

Wood effect floor, double radiator, sunken mat, stairs to first floor.

Lounge

15' 7" x 14' 6" (4.75m x 4.42m)

Fitted carpet, double radiator, double glazed French doors to garden, understairs storage/meter cupboard.

Kitchen

10' 3" x 9' 4" (3.12m x 2.84m)

Comprehensively fitted in a range of matching wall and base units with integrated fridge-freezer, dishwasher and washing machine, gas hob with fume extractor fan over, integrated electric oven and grill, one and half bowl stainless steel sink inset to composite worksurface and drainer with splashback, cupboard housing gas central heating boiler, ceramic tiled floor.

First Floor

Landing

Fitted carpet, radiator.

Bedroom One

14' 6" max x 13' 9" max (4.42m max x 4.19m max)

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

Bedroom Three

14' 6" x 7' 10" (4.42m x 2.39m)

Fitted carpet, two double radiators.

Bathroom / WC

Fully tiled walls and floor, low flush WC with concealed cistern, vanity basin, panelled bath with mixer tap and shower attachment, glass shower screen, shaver point, heated towel rail, extractor fan, sunken spotlights to ceiling.

Second Floor

Landing

Fitted carpet, Velux style window to rear aspect, tank cupboard.

Master Bedroom

13' 2" x 10' 9" (4.01m x 3.28m)

Fitted carpet, eaves storage cupboards, double built-in wardrobe cupboard, access to loft, door to en-suite.

En-Suite Shower Room

Comprising low flush WC, pedestal basin, heated towel rail, fully tiled walls and floor, sunken spotlights to ceiling, shaver point, extractor fan, Velux style window to rear.

Outside

Front

Friar Road is brick paved with communal lawns beyond, providing one allocated parking space to front.

Rear Garden

Paved patio, laid to lawn, tap, light, timber shed, rear access, generous in proportion.



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welcome to

Friar Road, Enfield

- Spacious Lounge
- Modern Fitted Kitchen
- Three Double Bedrooms
- En-Suite To Master Bedroom
- Allocated Parking Space

Tenure: Freehold EPC Rating: B

£625,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF104033 - 0004

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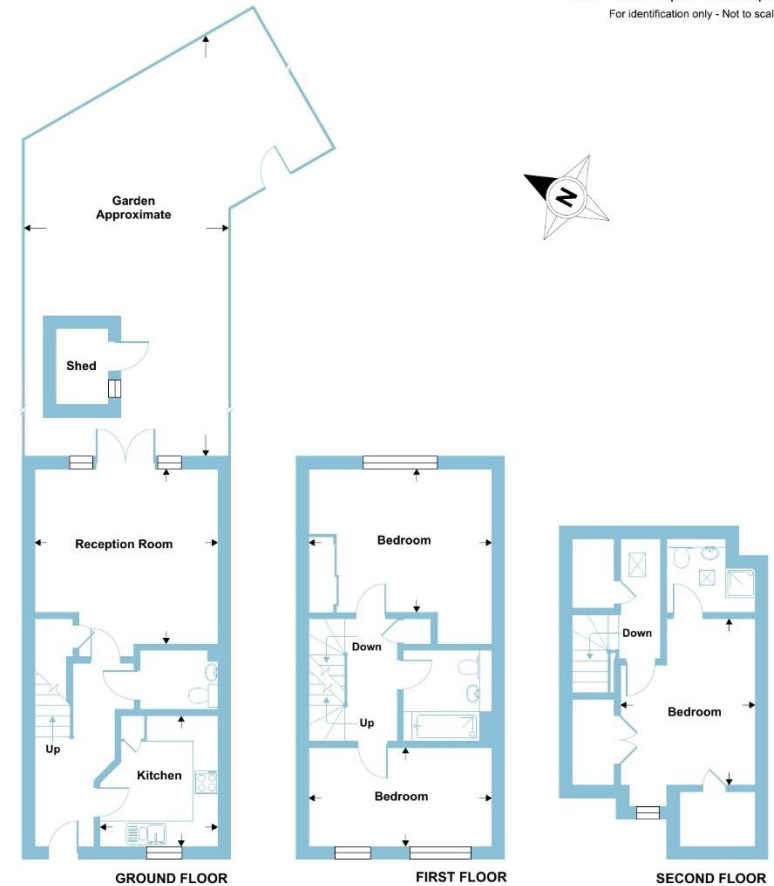
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Approximate Area = 1176 sq ft / 109.2 sq m

Shed = 25 sq ft / 2.3 sq m

Total = 1201 sq ft / 111.5 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: 1087571



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