



**Windmill Gardens, Enfield, EN2 7DZ**





**welcome to**  
**Windmill Gardens, Enfield**

A unique opportunity to purchase this substantially extended and extremely spacious house on a generous corner plot in a most sought after turning, midway between Enfield Town with its rail stations (Moorgate Line and Liverpool Street Line) and Oakwood with its underground station (Piccadilly Line). Good schools including Merryhills and Grange Park Junior Schools and Highlands Senior Schools are within walking distance.

Features include:-





### **Spacious Entrance Hall**

Oak floor, radiator.

### **Cloakroom / WC**

Low flush WC, bracket wash hand basin, ceramic tiled floor.

### **Lounge**

15' into bay x 13' 5" ( 4.57m into bay x 4.09m )  
Laminate floor, radiator, attractive stone fireplace with inset cast iron log burner.

### **Dining Room**

22' 6" to extremes x 19' 2" to extremes ( 6.86m to extremes x 5.84m to extremes )  
Oak floor, radiator, cast iron log burner, six sectioned bi-folding doors to garden.

### **Kitchen**

16' 1" x 10' 4" ( 4.90m x 3.15m )  
Comprehensively fitted in attractive units, comprising base units with worktops, inset one and half bowl sink unit, matching wall cabinets (oak units), gas cooker range with fume extractor hood over, plumbing for washing machine and dishwasher, ceramic tiled floor, gas central heating boiler.

### **Ground Floor Bedroom / Studio**

21' 10" x 10' to extremes ( 6.65m x 3.05m to extremes )  
Oak flooring, radiator, jacuzzi bath, range of built-in wardrobe cupboards.

### **En-Suite Shower Room / WC**

Shower cubicle, vanity wash hand basin with cupboard under, low flush WC, ceramic tiled floor and walls.

### **First Floor**

#### **Spacious Landing**

Fitted carpet, radiator.

### **Bedroom One**

15' 9" x 13' 4" ( 4.80m x 4.06m )  
Fitted carpet, radiator, range of built-in wardrobe cupboards.

### **En-Suite Shower Room / WC**

Shower cubicle, low flush WC, vanity wash hand basin (white suite), ceramic tiled floor, heated towel rail.

### **Bedroom Two**

16' max x 12' 1" max ( 4.88m max x 3.68m max )  
Fitted carpet, radiator, double built-in wardrobe cupboard.

### **En-Suite Shower Room / WC**

Shower cubicle, pedestal wash hand basin, low flush WC, half tiled walls, ceramic tiled floor, radiator.

### **Second Floor**

#### **Bedroom Three**

17' 1" x 12' 9" ( 5.21m x 3.89m )  
Fitted carpet, radiator, eaves cupboards, double storage cupboards/wardrobe.

#### **En-Suite Bathroom / WC**

Roll top bath, vanity wash hand basin, low flush WC (white suite), ceramic tiled floor, radiator.

### **Outside**

#### **Rear Garden**

Approximately 80' of rear garden, laid to lawn, patio, flower beds, electric gates to side providing access to carport with brick paved area and off-street parking.

#### **Garage / Garden Room**

20' 8" x 18' 8" ( 6.30m x 5.69m )  
Power and lighting, radiator, bar, base units, storage cupboards.

#### **Home Office Room**

23' 1" x 5' 2" ( 7.04m x 1.57m )  
Laminate floor, power and lighting, wi-fi system.





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## Windmill Gardens, Enfield

- Spacious Attractive Lounge
- Good Sized Dining Room
- Three Particularly Spacious Bedrooms All With En-Suites
- 22' Ground Floor Bedroom / Studio Room
- 80' Rear Garden

Tenure: Freehold EPC Rating: D

fixed price

**£900,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ENF103521 - 0002

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## Windmill Gardens, Enfield, EN2

Approximate Area = 1927 sq ft / 179 sq m  
Limited Use Area(s) = 34 sq ft / 3.1 sq m  
Outbuilding = 483 sq ft / 44.8 sq m  
Total = 2444 sq ft / 227 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). © ritchecon 2024. Produced for Barnard Marcus. REF: 1090327



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