



**Old Park View, Enfield, EN2 7EJ**





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## **Old Park View, Enfield**

Barnfields are extremely pleased to offer this superb detached, individually designed four bedroom house with a huge garden, in one of Enfield's most sought after turnings, adjacent to Enfield Golf Course within walking distance of Enfield Town multiple shopping centre, Enfield Chase Rail Station (Moorgate Line) and good schools. Alternatively, Oakwood Underground Station (Piccadilly Line) is within easy reach.

The particularly well presented property features:-



## Entrance Porch

### Spacious Entrance Hall

Radiator.

### Cloakroom / WC

Low flush WC, bracket wash hand basin, heated towel rail, ceramic tiled floor, understairs storage cupboard.

### Lounge

16' x 11' 8" ( 4.88m x 3.56m )

Laminate floor, attractive stone open fireplace, radiator and cover, double glazed French windows to conservatory, double doors linking to dining room.

### Dining Room

13' 6" x 11' 8" into bay ( 4.11m x 3.56m into bay )

Laminate floor, radiator, sliding double doors to lounge.

### Kitchen / Breakfast Room

20' 4" max x 13' 9" max ( 6.20m max x 4.19m max )

Comprehensively fitted in attractive and modern units, comprising base units with quartz worktops, matching breakfast bar, inset one and half bowl stainless steel sink unit, matching wall cabinets, plumbing for washing machine and dishwasher, built-in gas cooker range, ceramic tiled floor, radiator, French windows to garden, door to conservatory.

### Conservatory

16' 1" x 13' 7" ( 4.90m x 4.14m )

Laminate floor, radiator, door to garden.

## First Floor

### Landing

Fitted carpet, airing cupboard housing lagged copper cylinder hot water tank.

### Bedroom One

15' 8" max x 11' 6" max ( 4.78m max x 3.51m max )

Laminate floor, radiator, range of built-in wardrobe cupboards.

### En-Suite Shower Room

Shower cubicle, bracket wash hand basin with cupboard under, heated towel rail, laminate floor.

### Bedroom Two

12' 10" into bay x 11' 6" ( 3.91m into bay x 3.51m )

Laminate floor, radiator, range of built-in wardrobe cupboards.

### Bedroom Three

9' 3" x 7' ( 2.82m x 2.13m )

Laminate floor, radiator, range of built-in wardrobe cupboards and drawer units.

### Family Bathroom

Panelled bath, separate shower control, shower screen, bracket wash hand basin, low flush WC (white suite), ceramic tiled floor, heated towel rail.

## Second Floor

### Bedroom Four

19' 6" max x 12' 7" max ( 5.94m max x 3.84m max )

Laminate floor, eaves cupboards, radiator, double built-in wardrobe cupboard.

## Outside

### Front Garden

Paved own front driveway providing off-street parking.

### Rear Garden

Approximately 150' of rear garden with extra wide plot towards the end, large patio, laid to lawn, flower and shrub borders, second decking patio, timber shed.







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## Old Park View, Enfield

- Spacious Attractive Lounge
- Good Sized Dining Room
- Large Fitted Kitchen / Breakfast Room
- Conservatory
- Two Bathrooms (One En-Suite)

Tenure: Freehold EPC Rating: D

Offers In Excess Of

**£930,000**



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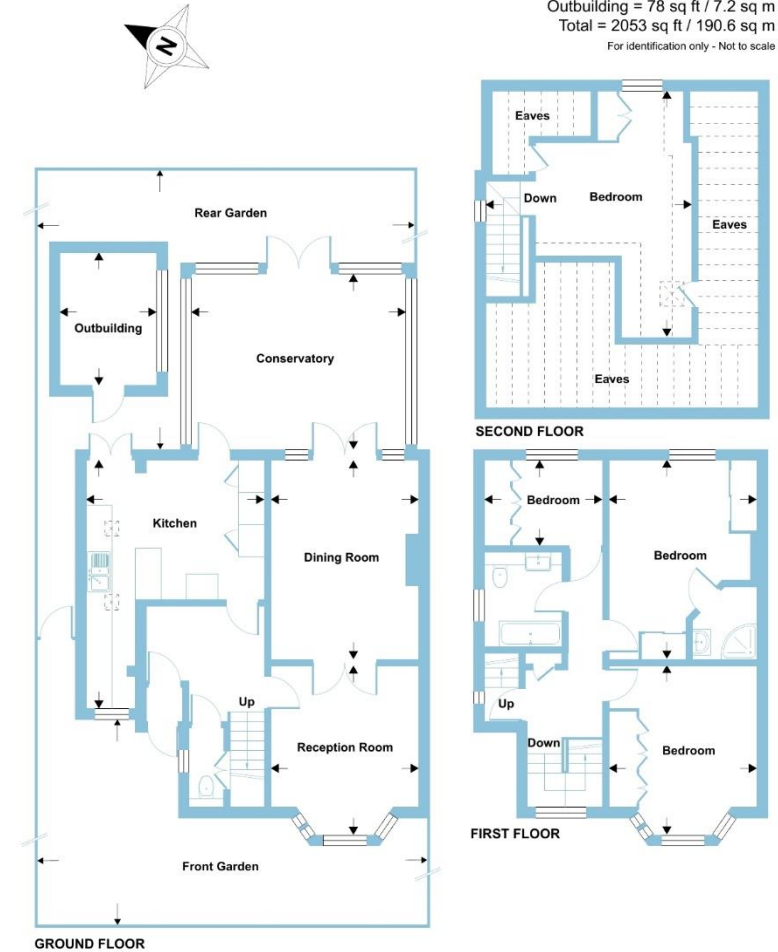


Property Ref:  
ENF104245 - 0006

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Please note the marker reflects the postcode not the actual property



### Old Park View, Enfield, EN2

Approximate Area = 1614 sq ft / 149.9 sq m  
Limited Use Area(s) = 361 sq ft / 33.5 sq m  
Outbuilding = 78 sq ft / 7.2 sq m  
Total = 2053 sq ft / 190.6 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ritchem 2024. Produced for Barnard Marcus. REF: 1092946



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