



Friar Road, Enfield, EN2 8FZ



welcome to

Friar Road, Enfield

Barnfields are pleased to offer this spacious five bedroom linked semi-detached family house situated just minutes from local shops, Gordon Hill Rail Station (Moorgate Line), the One Degree and Wren Academies and within easy access of both Enfield Town with its multiple shopping facilities, the M25 Motorway and greenbelt countryside.

The property was built just 5 years ago and is well presented throughout.



Entrance Hall

Wood effect floor, double radiator, coving to ceiling, window to side, stairs to first floor.

Kitchen

10' 2" x 9' 6" (3.10m x 2.90m)

Beautifully appointed in a range of matching grey 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.

Cloakroom / WC

Fully tiled walls and floor, low flush WC, vanity wash hand basin, radiator.

Lounge

14' 5" max x 13' 11" max (4.39m max x 4.24m max)

Wood effect floor, double radiator, coving to ceiling, large storage cupboard, double glazed patio doors to garden.

First Floor

Landing

Fitted carpet, large storage cupboard.

Bedroom One

14' 7" x 10' 7" (4.45m x 3.23m)

Fitted carpet, double radiator.

Bedroom Two

14' 7" x 8' 4" (4.45m x 2.54m)

Fitted carpet, double radiator.

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.

Bedroom Three

12' 3" x 10' (3.73m x 3.05m)

Fitted carpet, double radiator.

En-Suite Shower Room

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

Second Floor

Landing

Fitted carpet.

Bedroom Four

10' 10" x 9' 11" (3.30m x 3.02m)

Fitted carpet, radiator, built-in storage cupboards.

Bedroom Five

10' 10" x 7' 11" (3.30m x 2.41m)

Fitted carpet, radiator, built-in storage cupboards.

Outside

Front Garden

Brick paved for off-street parking, EV charger, access to garage.

Garage

Brick built, up and over door, casement door to rear garden.

Rear Garden

Laid to lawn, paved patio, shrubs, power point.



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welcome to

Friar Road, Enfield

- Five Bedrooms
- En-Suite Shower Room
- Attractive Rear Garden
- Garage
- Off-Street Parking

Tenure: Freehold EPC Rating: B

£760,000



Please note the marker reflects the postcode not the actual property

Friar Road, Enfield, EN2

Approximate Area = 1308 sq ft / 121.5 sq m

Garage = 186 sq ft / 17.2 sq m

Total = 1494 sq ft / 138.7 sq m

For identification only - Not to scale



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Property Ref:
ENF102598 - 0002

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