



**Laurel Bank Road, Enfield, EN2 0JU**



**welcome to**  
**Laurel Bank Road, Enfield**

Built in 2003, Barnfields are delighted to offer for sale this delightful and beautifully presented two bedroom Victorian style terraced house situated in this quiet residential turning just off Lancaster Road, with its plethora of local shops, a short walk to Gordon Hill Rail Station (Moorgate Line) and convenient bus routes.

The property has been maintained and modernised to a very high standard throughout and must be viewed to be fully appreciated.



### **Double Glazed Front Door**

Opens to lobby.

### **Front Reception Room**

16' 2" at widest x 11' 2" at widest ( 4.93m at widest x 3.40m at widest )

Solid wood flooring, double glazed bay window to front with fitted shutters, radiator, picture rails, opening to:-

### **Dining Room**

10' 11" at widest x 10' 6" at widest ( 3.33m at widest x 3.20m at widest )

Continued solid wood flooring, double glazed window to rear, radiator, door to:-

### **Lobby**

Opening to:-

### **Downstairs WC**

Low level WC with concealed cistern, wall mounted hand basin, radiator, tiled floor.

### **Kitchen**

9' 7" at widest x 8' 2" at widest ( 2.92m at widest x 2.49m at widest )

Range of fitted wall and base units with toning Quartz worktops and upstands and under mount sink, gas hob with extractor above and built-in oven below, plumbing for washing machine and dishwasher, space for fridge/freezer, double glazed window to rear, tiled floor, double glazed door to side.

### **First Floor**

#### **Landing**

Fitted carpet, loft hatch opening to loft storage space.

#### **Bedroom One**

14' 6" at widest x 10' 11" at widest ( 4.42m at widest x 3.33m at widest )

Fitted carpet, built-in wardrobes, double glazed windows to front with fitted shutters.

#### **Bedroom Two**

9' 7" at widest x 8' 2" at widest ( 2.92m at widest x 2.49m at widest )

Fitted carpet, built-in wardrobes, double glazed window to rear.

#### **Bathroom**

Freestanding bath, fully tiled double walk-in shower unit with drop head and hand held shower, low level WC, hand basin with drawers beneath, part tiled walls, tiled floor, heated towel rail.

#### **Outside**

#### **Rear Garden**

A pretty Westerly facing rear garden, mostly paved with rear flowerbeds.



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welcome to

## Laurel Bank Road, Enfield

- Two Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Delightful Rear Garden
- Beautiful First Floor Bathroom

Tenure: Freehold EPC Rating: C

offers in excess of

**£500,000**



Please note the marker reflects the postcode not the actual property

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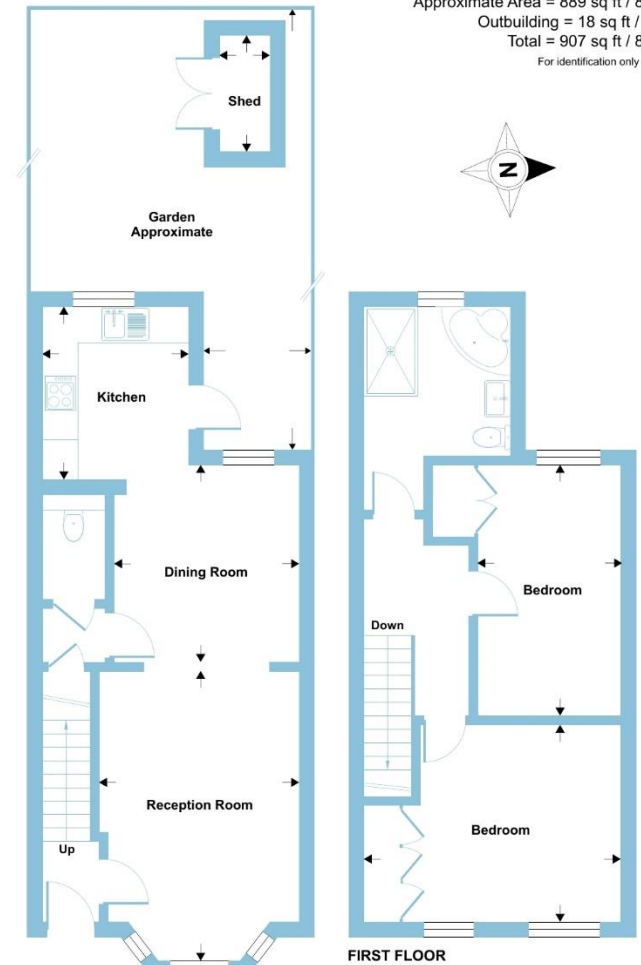
Property Ref:  
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## Laurel Bank Road, Enfield, EN2

Approximate Area = 889 sq ft / 82.6 sq m  
Outbuilding = 18 sq ft / 1.7 sq m  
Total = 907 sq ft / 84.3 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1097232



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