



Little Park Gardens, Enfield, EN2 6PQ

welcome to
Little Park Gardens, Enfield

A wonderful opportunity to purchase this spacious, semi-detached period property of charm and character, in a most sought after conservation area, adjacent to Enfield Town shopping centre, within a short walking distance of both Enfield Town (Liverpool Street Line) and Enfield Chase (Moorgate Line) Rail Stations. Good schools are also close at hand.

The well presented accommodation features:-



Entrance Porch / Lobby

Handsome front door with stained glass window.

Spacious Entrance Hall

Vinyl floor, radiator, matching stained glass flank window, understairs recess with cupboard.

Lounge

15' x 14' 2" max (4.57m x 4.32m max)

Stripped floor, radiator, handsome cast iron fireplace with tiled slips.

Dining Room

11' 6" x 10' 7" (3.51m x 3.23m)

Handsome cast iron fireplace with tiled slips, fitted carpet, radiator, casement door to garden.

Morning Room

10' x 10' (3.05m x 3.05m)

Stripped floor, radiator, cast iron solid fuel burner with mantel.

Kitchenette

9' 9" x 5' 8" (2.97m x 1.73m)

Quarry tiled floor, base units, sink unit, wall cabinets, stable style door to garden.

Utility Room

9' 9" x 4' 1" (2.97m x 1.24m)

Quarry tiled floor, wall mounted gas central heating boiler.

First Floor

Attractive Split Level Landing

Stained glass flank window.

Separate WC

Low flush suite.

Bedroom One

14' 6" x 10' 9" (4.42m x 3.28m)

Stripped floor, radiator.

Bedroom Two

11' 4" x 10' 4" (3.45m x 3.15m)

Stripped floor, radiator, picture rail.

Bedroom Three

10' 10" x 10' (3.30m x 3.05m)

Stripped floor, radiator, double built-in wardrobe cupboards.

Bathroom

Panelled bath, pedestal wash hand basin (white suite), vinyl floor, radiator, part tiled walls.

Outside

Easily maintained U shaped south facing rear garden on a corner plot, side pedestrian access, possible garage space (subject to planning). At present, laid to lawn with flower and shrub borders.



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Little Park Gardens, Enfield

- South Facing Garden
- Chain Free
- Stripped Floors & Original Fireplaces
- Possible Garage Space (STPP)
- Good Sized Dining Room

Tenure: Freehold EPC Rating: D

£695,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF104301 - 0003

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Approximate Area = 1193 sq ft / 110.8 sq m
Outbuilding = 21 sq ft / 1.9 sq m
Total = 1214 sq ft / 112.7 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). © rchecom 2024. Produced for Barnard Marcus. REF: 1104628



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