



**Rosewood Drive, Enfield, EN2 9BT**



**welcome to**

**Rosewood Drive, Enfield**

Superb and extensively modernised, four bedroom detached family house in this quiet residential turning adjacent to greenbelt countryside and within a short level walk of Crews Hill Rail Station (Moorgate Line) and within easy access of Enfield Town shopping centre, schools (St. John's Prep and Senior School is close at hand) and the M25 Motorway.

The stunning accommodation has been beautifully extended by the present owners to a particularly high standard with a large self-contained annex/home office.



## Double Glazed Porch

### Spacious Entrance Hall

Amtico floor with under floor heating, understairs storage cupboard, coving and spotlights to ceiling, leaded glass window to side, turning staircase to first floor, double doors to lounge.

### Spacious Lounge

22' 7" bay x 19' 9" narrowing to 11' ( 6.88m bay x 6.02m narrowing to 3.35m )  
Amtico floor with under floor heating, attractive bay window to front aspect, coving to ceiling, brick tiled feature wall with inset real flame gas fire, open planned to kitchen/diner.

### Kitchen / Diner

19' 4" x 13' 7" max ( 5.89m x 4.14m max )  
Recently refitted to a high standard comprising a range of wall, base, larder and island cupboards and units with attractive contrasting quartz worksurface with inset five ring induction hob with fume extractor hood over, double bowl butler sink, breakfast bar, integrated twin ovens, dishwasher and washing machine, two under counter wine fridges, space for American style fridge/freezer, utility cupboard with space for tumble dryer and hot water tank, part tiled floor, part Travertine floor, double glazed patio doors to garden.

### Games Room / Study

20' x 7' ( 6.10m x 2.13m )  
Wood floor, Velux window to vaulted ceiling, spotlights to ceiling, window to rear.

### Cloakroom / Shower Room

Large shower cubicle, low flush WC vanity wash hand basin, fully tiled walls and floor, heated towel rail radiator, spotlights to ceiling.

## First Floor

### Landing

Fitted carpet, double built-in wardrobe/storage cupboard, attractive leaded glass window to side, radiator with cover over, concealed mood lighting.

### Bedroom One

16' 2" bay x 10' 10" ( 4.93m bay x 3.30m )  
Fitted carpet, attractive bay window to front aspect, radiator with cover over, full range of built-in floor to ceiling wardrobe cupboards.

### Bedroom Two (rear)

15' 7" x 10' 10" ( 4.75m x 3.30m )  
Dual aspect. Fitted carpet, radiator with cover over, full range of built-in floor to ceiling wardrobe cupboards with mirrored sliding doors, coving to ceiling.

### Bedroom Three (rear)

15' 7" x 8' 8" ( 4.75m x 2.64m )  
Fitted carpet, radiator, double built-in wardrobe cupboard with sliding door.

### Bedroom Four (front)

8' 2" x 7' 10" ( 2.49m x 2.39m )  
Fitted carpet, radiator with cover over.

### Family Bathroom

Beautifully appointed in a modern white suite comprising panelled bath, low flush WC, vanity wash hand basin, corner shower cubicle, heated towel rail/radiator, spotlights to ceiling, extractor fan, quartz tiled floor, fully tiled walls, frosted window to side.

## Outside

### Front Garden

Brick paved drive providing off road parking, flower and shrub rockery to side, security lights.

### Rear Garden

Approximately 100 ft with large stone paved patio, brick built barbecue with tiled worksurface surround and canopy, artificial lawn with hedged borders, two timber sheds, large decked patio to rear with awning, timber bar with power and light, door to Annex/Home Office.

### Annex / Home Office

#### Home Office

18' x 16' 6" ( 5.49m x 5.03m )  
Wood effect laminate floor, electric heater, spotlights to ceiling,

#### Bedroom

16' 5" x 11' 4" ( 5.00m x 3.45m )  
Fitted carpet, electric radiator, double built-in wardrobe cupboard, spotlights to ceiling.

#### Shower Room / WC

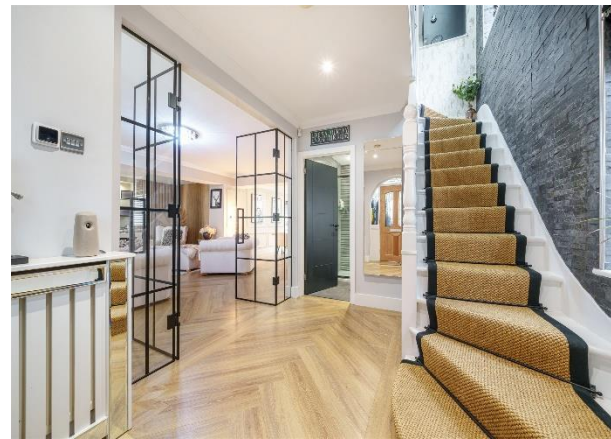
Low flush WC vanity basin, fully tiled walls and floor, extractor fan, spotlights to ceiling, walk-in shower with glass door.



**view this property online** [barnfields.co.uk/Property/ENF104194](http://barnfields.co.uk/Property/ENF104194)















welcome to

## Rosewood Drive, Enfield

- Magnificent Kitchen / Diner
- 100' Rear Garden
- Two Spacious Reception Rooms
- Off-Street Parking
- Luxury Bath / Shower Room

Tenure: Freehold EPC Rating: D

Offers Over

**£1,000,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



Property Ref:  
ENF104194 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## Rosewood Drive, Enfield, EN2

Approximate Area = 1796 sq ft / 166.8 sq m  
Out House = 487 sq ft / 45.2 sq m  
Outbuildings = 176 sq ft / 16.3 sq m  
Total = 2459 sq ft / 228.3 sq m  
For identification only - Not to scale



  
barnfields



**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



[barnfields.co.uk](https://www.barnfields.co.uk)