

Essex Road, Enfield, EN2 6TZ



# welcome to

# **Essex Road, Enfield**

Barnfields are pleased to offer this stunningly attractive double fronted, four bedroom period residence in one of Enfield's most desirable conservation areas, adjacent to Enfield Town Park and within a short level walking distance of Enfield Town shopping centre. Both Enfield Town (Liverpool Street Line) and Enfield Chase (Moorgate Line) Rail Stations are within easy reach. Good schools are also close at hand.

Rarely available on the open market, this spacious accommodation requires modernisation but offers superb potential for the discerning purchaser, with the added benefit of being Chain Free.

# Features include:-







# **Elegant Entrance Hall**

Turning staircase, fitted carpet, understairs storage cupboard, base cupboard, radiator.

#### Cloakroom / WC

Low flush WC, bracket wash hand basin, ceramic tiled floor, fully tiled walls, radiator.

## Lounge

22' 9" x 14' 9" max ( 6.93m x 4.50m max ) A beautiful dual aspect room with original fireplace, cornice, two radiators, fitted carpet, picture rail, French windows to garden.

# **Dining Room**

17' 1" into bay x 13' 7" (5.21m into bay x 4.14m) Handsome cast iron fireplace with tiled slips and mantel, two radiators, fitted carpet, picture rail.

## **Kitchen / Breakfast Room**

18' x 8' 10" ( 5.49m x 2.69m )

A bright triple aspect room, comprehensively fitted with base units, worktops, matching wall cabinets, inset one and half bowl sink unit, part vinyl floor, part tiled floor, door to garden, double glazed sash window and large picture window.

# **Utility Room**

9' 1" x 6' 1" ( 2.77m x 1.85m )

Base units with stainless steel sink units, wall cabinets, plumbing for washing machine, vinyl floor, gas central heating boiler.

#### **First Floor**

# **Spacious Split Level Landing**

Fitted carpet.

# **Bedroom One**

17' 4" into bay x 13' 6" ( 5.28m into bay x 4.11m ) Original cast iron fireplace, fitted carpet, picture rail, radiator, double glazed sash windows.

#### **Bedroom Two**

20' max x 11' 4" max ( 6.10m max x 3.45m max ) Double built-in wardrobe cupboard, storage cupboards, dressing table and shelving, fitted carpet, radiator, double glazed sash windows.

#### **Bedroom Three**

14' max x 9' 1" ( 4.27m max x 2.77m )
Fitted carpet, radiator, two double built-in wardrobe cupboards, double glazed sash windows.

#### **Bedroom Four**

10' 9"  $\max x$  10' 8" (  $3.28m \max x$  3.25m ) Fitted carpet, radiator, double glazed sash windows.

## **Bathroom / WC**

Freestanding roll top Victorian style bath with mixer taps and shower attachment, pedestal wash hand basin, low flush WC (white suite), radiator/heated towel rail, vinyl floor, half tiled walls.

#### **Shower Room**

Housing shower cubicle, fitted carpet.

## Outside

#### **Front Garden**

Attractive front garden with gravelled pathway, lawn, flower and shrub borders, side pedestrian access.

#### **Rear Garden**

Approximately 120' mature attractive rear garden with large patio, laid to lawn with flower and shrub borders, rear circular patio, gravelled pathway/driveways.

# Garage

18' x 10' (5.49m x 3.05m)

Approached via gravel driveway from Raleigh Road with double security gates.































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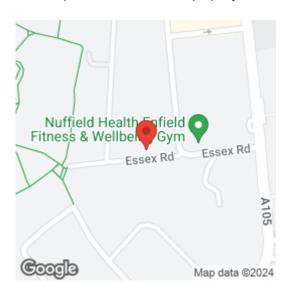
- Large Elegant Lounge
- Spacious Attractive Dining Room
- Good Sized Kitchen / Breakfast Room
- Four Large Bedrooms (With The Potential Of A Fifth)
- Spacious Bathroom

Tenure: Freehold EPC Rating: F

# £1,050,000



Please note the marker reflects the postcode not the actual property



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## Essex Road, Enfield, EN2







Floor plan produced in accordance with RICS Property Measurement Standards incorpora international Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1106273







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