



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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welcome to

Essex Road, Enfield

- 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



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Property Ref:
ENF102606 - 0003

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Essex Road, Enfield, EN2

Approximate Area = 1808 sq ft / 167.9 sq m
Garage = 185 sq ft / 17.1 sq m
Outbuilding = 47 sq ft / 4.3 sq m
Total = 2040 sq ft / 189.3 sq m
For identification only - Not to scale



Please note the marker reflects the
postcode not the actual property



 Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1109273 


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