



Walsingham Road, Enfield, EN2 6EX



welcome to
Walsingham Road, Enfield

Rarely available, detached four/five bedroom chalet bungalow situated on a wide plot, in this popular tree lined residential turning, just minutes from Enfield Town with its multiple shopping facilities, parks, shops, schools and both Enfield Town (Liverpool Street Line) and Enfield Chase (Moorgate Line) Rail Stations and within easy access of the M25 Motorway.

The well appointed character property has many pleasing features which include:-



Spacious Entrance Hall

Solid wood floor, radiator, picture rail, dado rail, attractive leaded glass front door, two storage cupboards.

Dual Aspect Lounge

25' 5" x 13' 7" max (7.75m x 4.14m max)
Wood effect floor, two double radiators, picture rail, casement door to garden, gas fire inset to tiled fire surround and hearth.

Dining Room

15' 4" into bay x 12' 10" max (4.67m into bay x 3.91m max)
Double radiator, picture rail, solid wood floor, open fire with inset gas fire, door to kitchen.

Kitchen

14' 3" x 8' 11" (4.34m x 2.72m)
Fitted in a range of (hardwood) base and wall cupboards with inset single bowl stainless steel sink unit to worksurface, integrated double oven and grill, ceramic hob, gas central heating boiler, space for American style fridge-freezer, integrated dishwasher, ceramic tiled floor, spotlights to ceiling, casement door to garden.

Bedroom One

17' x 12' 3" into bay (5.18m x 3.73m into bay)
Solid wood floor, double radiator, dado rail, single radiator.

Bedroom Two

14' 4" into bay x 11' 9" (4.37m into bay x 3.58m)
Solid wood floor, double radiator, double built-in wardrobe cupboard, built-in storage cupboard, picture rail, vanity wash hand basin with cupboard under.

Bathroom

Comprises a low flush WC, pedestal wash hand basin with towel rail, half tiled walls, ceramic tiled floor, coving to ceiling, heated towel rail radiator, roll top bath with mixer tap and shower attachment.

First Floor

Easyrise staircase to landing.

Landing

Fitted carpet, eaves storage cupboard, Velux to side.

Bedroom Three

16' 5" max narrowing to 10' 9" x 9' 8" (5.00m max narrowing to 3.28m x 2.95m)
Wood effect floor, radiator, picture rail, range of built-in wardrobe cupboards.

Bedroom Four

12' 2" x 8' 5" (3.71m x 2.57m)
Wood effect floor, double radiator, eaves storage cupboard.

Bedroom Five

10' 1" x 9' 2" max (3.07m x 2.79m max)
Wood effect floor, double radiator, eaves storage cupboards, range of built-in wardrobe cupboards and dresser unit.

Shower Room

Fully tiled shower cubicle with glass screen, vanity basin with cupboard under, low flush WC with concealed cistern, ceramic tiled floor, shaver point, heated towel rail, Velux window, extractor fan, spotlights to ceiling.

Outside

Front Garden

Partly lawned with mature flower and shrub beds, mature trees, side pedestrian access, crazy paved off-street parking.

Brick Built Garage

Power and light.

Rear Garden

As previously stated the property occupies a generous/wide plot. Laid to lawn, raised beds, side pedestrian access. Large timber shed/office with power and light.



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welcome to

Walsingham Road, Enfield

- Two Spacious Reception Rooms
- Five Good Sized Bedrooms
- Two Bathrooms
- Garage With Own Drive
- Substantial South West Facing Rear Garden And Plot

Tenure: Freehold EPC Rating: E

£1,000,000



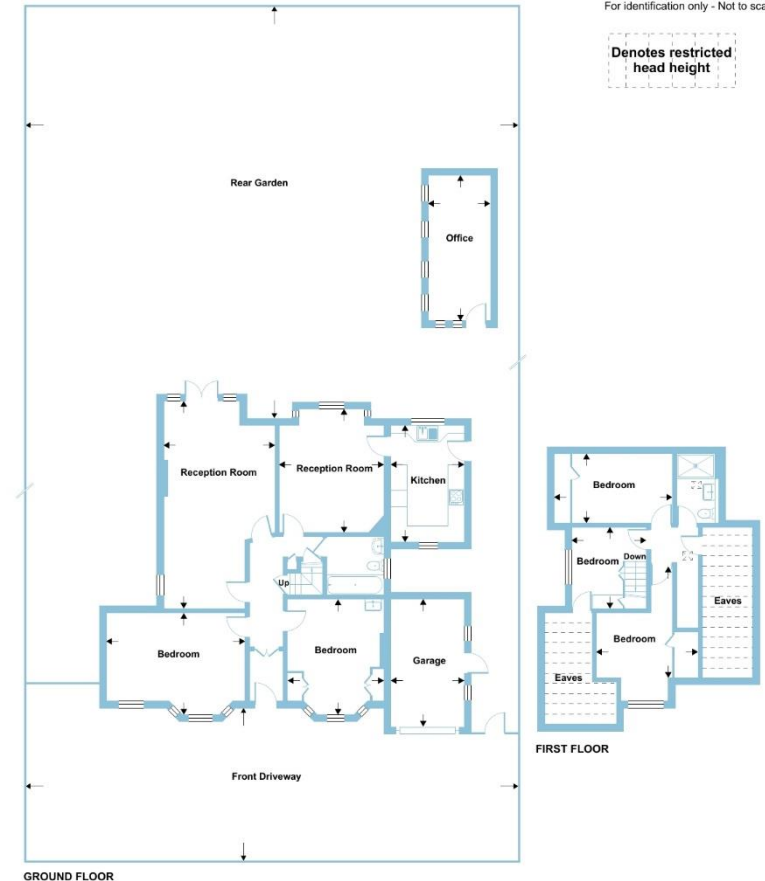
Please note the marker reflects the postcode not the actual property



Walsingham Road, Enfield, EN2

Approximate Internal Area = 1653 sq ft / 153.5 sq m
Approximate External Area = 2121 sq ft / 197 sq m
Limited Use Area(s) = 227 sq ft / 21 sq m
Garage = 141 sq ft / 13 sq m
Outbuilding = 137 sq ft / 12.7 sq m
Total Internal Area = 2158 sq ft / 200.4 sq m
Total External Area = 2482 sq ft / 230.5 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus. REF: 1102033



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Property Ref:
ENF104297 - 0002

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