



**Forty Hill, Enfield, EN2 9HT**

**welcome to**  
**Forty Hill, Enfield**

Beautifully appointed cottage style, three bedroom family house situated in the delightful historic conservation area of Forty Hill, adjacent to local shops, close to good schools, parks, greenbelt countryside, Forty Hall Country Park and within easy access of Enfield Town with its multiple shopping facilities, the A10 with its abundance of retail parks and the M25 Motorway.

The property has been modernised throughout to a very high standard by the current vendor and is offered on a chain free basis.



### **Entrance Hall**

Engineered wood floor, radiator, understairs storage/meter cupboard.

### **Lounge**

15' 3" max x 13' max ( 4.65m max x 3.96m max )  
Two double radiators, engineered wood floor, sunken spotlights to ceiling, coving to ceiling, double glazed double doors to garden.

### **Kitchen**

11' x 9' 2" ( 3.35m x 2.79m )  
Comprehensively fitted in a range of matching cream wall, display and base units with contrasting worksurface over, single bowl stainless steel sink and drainer inset to worksurface with tiled splashback, integrated electric oven and grill with gas hob and fume extractor fan over, ceramic tiled floor, plumbing for washing machine, integrated fridge-freezer.

### **Downstairs Cloakroom / WC**

Low flush WC with concealed cistern, bracket basin, extractor fan, tiled floor.

### **First Floor**

#### **Landing**

Fitted carpet, access to loft.

#### **Bedroom One**

15' 3" max x 10' 9" max ( 4.65m max x 3.28m max )  
Fitted carpet, double radiator, coving to ceiling, double built-in wardrobe cupboard, door to en-suite shower room/WC.

#### **En-Suite Shower Room / WC**

Comprises a low flush WC, heated towel rail, corner shower cubicle, extractor fan, ceramic tiled floor, bracket wash hand basin.

#### **Bedroom Two**

11' x 8' 5" ( 3.35m x 2.57m )  
Fitted carpet, double radiator, coving to ceiling.

#### **Bedroom Three**

7' 11" x 6' 5" ( 2.41m x 1.96m )  
Fitted carpet, double radiator, coving to ceiling.

#### **Bathroom**

Beautifully refitted with a white suite, comprising a low flush WC with concealed cistern, vanity basin with cupboard under and mixer tap over, tiled splashback, panelled bath with mixer tap and shower attachment, glass shower screen, sunken spotlights to ceiling, heated towel rail, extractor fan.

#### **Outside**

##### **Front Garden**

Attractively paved with a white picket fence and gate, brick built storage/ bin unit.

##### **Rear Garden**

Part walled, paved patio.



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welcome to

## Forty Hill, Enfield

- Chain Free
- En-Suite To Master Bedrooms
- Downstairs Cloakroom / WC
- Spacious Lounge
- Three Good Sized Bedrooms

Tenure: Freehold EPC Rating: Awaited

# £550,000



Please note the marker reflects the postcode not the actual property

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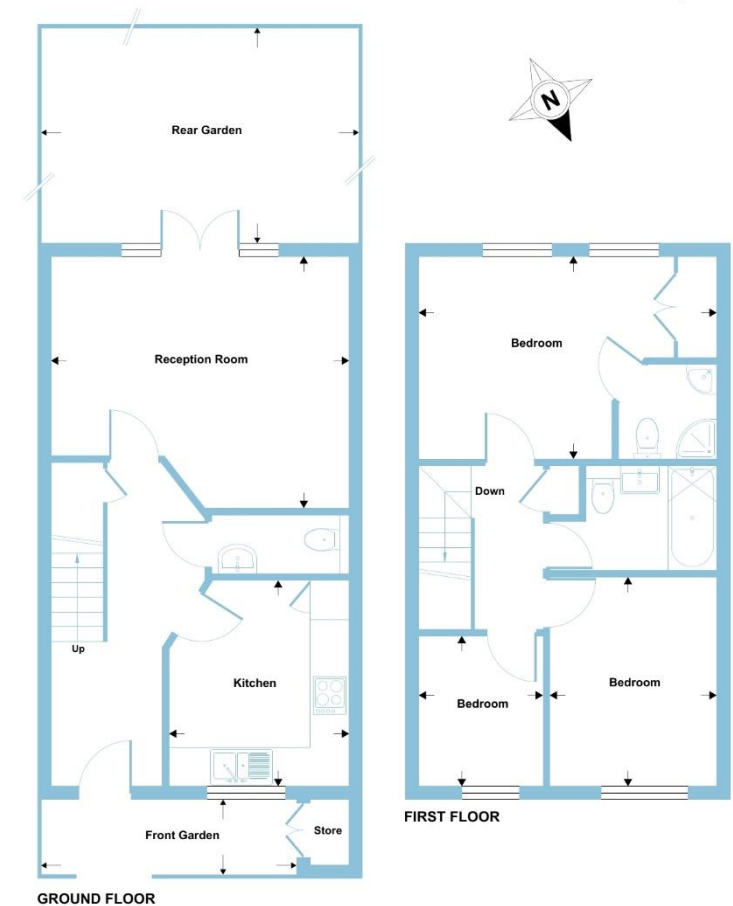
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Approximate Area = 822 sq ft / 76.3 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2024. Produced for Barnard Marcus. REF: 1101096



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