



Bell Road, Enfield, EN1 3JZ

welcome to

Bell Road, Enfield

Barnfields are delighted to offer for sale the extended and recently refurbished four bedroom Victorian end of terrace house in a quiet cul-de-sac just off Baker Street, with its plethora of shops and within a short walking distance of Enfield Town shopping centre and Overground Station (Liverpool Street Line).

The property is offered in excellent condition throughout and must be viewed to be fully appreciated.



Composite Front Door

Opens to:-

Hallway

Engineered wood flooring, radiator.

Front Lounge

12' 6" x 10' 11" (3.81m x 3.33m)

Engineered wood flooring, double glazed bay of sash windows to front, radiator, open to:-

Dining Room

11' 6" x 10' 6" (3.51m x 3.20m)

Engineered wood flooring, large understairs cupboard, open fireplace with inset wood burner and stone hearth with built-in cupboards either side, column radiator, two doorways to:-

Kitchen

13' 10" x 11' 2" (4.22m x 3.40m)

Range of newly fitted wall and base units with toning worktops and under mount sink, electric induction hob with oven beneath, built-in dishwasher, engineered wood flooring, double glazed windows to rear and side, two double glazed skylights, double glazed door to garden

First Floor

Landing

Fitted carpet.

Bedroom One

14' 3" x 10' 5" (4.34m x 3.17m)

Engineered wood flooring, two radiators, two double glazed sash windows to front.

Bedroom Three

10' 6" x 8' 7" (3.20m x 2.62m)

Engineered wood flooring, radiator, double glazed sash window to rear.

Bathroom

Freestanding bath with shower attachment, wall mounted hand basin with drawers beneath, low level WC with concealed cistern, anti-fog mirror, part tiled walls, double glazed window to rear, chrome heated towel rail, hexagonal tiled floor, spotlights, built-in cupboard with plumbing for washing machine and space for tumble dryer, underfloor heating.

Second Floor

Landing

Fitted carpet, skylight.

Bedroom Two

12' 6" x 9' 3" (3.81m x 2.82m)

Engineered wood flooring, radiator, two Velux windows to front, two eaves storage cupboards.

Shower Room

Large walk-in shower unit with drop head and wall mounted shower, wall mounted hand basin with drawers beneath, low level WC with concealed cistern, anti-fog mirror, fully tiled walls, double glazed window to rear, chrome heated towel rail, tiled floor, spotlights.

Bedroom Four

11' 4" x 7' 7" (3.45m x 2.31m)

Engineered wood flooring, radiator, double glazed window to rear.

Outside

Rear Garden

Patio area to front, rest laid to lawn with side pathway, mature shrub borders, shed and rear access gate.



view this property online barnfields.co.uk/Property/ENF104333







welcome to

Bell Road, Enfield

- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- Extended Kitchen
- End Of Terrace

Tenure: Freehold EPC Rating: D

£625,000



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:
ENF104333 - 0003

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.

Bell Road, Enfield, EN1

Approximate Area = 1176 sq ft / 109.2 sq m
Limited Use Area(s) = 97 sq ft / 9 sq m
Outbuilding = 42 sq ft / 3.9 sq m
Total = 1315 sq ft / 122.1 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus. REF: 1114936



020 8363 3394



info@barnfields.com



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



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