



**Russell Road, Enfield, EN1 4TP**

**welcome to**  
**Russell Road, Enfield**

Barnfields are extremely pleased to present this 1930's built three bedroom house in a most after and convenient location, within just a short walking distance of Forty Hall Country Park and within good access of Enfield Town multiple shopping centre, good schools and rail stations (Liverpool Street and Moorgate Lines).

The well presented accommodation features:-



### **Entrance Hall**

Laminate floor, radiator, understairs storage cupboard. The entrance hall is approached via a double front door.

### **Lounge**

14' 2" x 11' ( 4.32m x 3.35m )

Laminate floor, fireplace with gas coal living flame fire and wooden mantel surround, radiator.

### **Dining Room**

13' 7" x 10' ( 4.14m x 3.05m )

Fitted carpet, radiator, double glazed French windows to garden.

### **Kitchen**

10' x 6' 7" ( 3.05m x 2.01m )

Comprehensively fitted comprising base units with worktops, matching wall cabinets, inset stainless steel sink unit, inset gas hob unit with fume extractor hood over, built-in oven, plumbing for washing machine, double glazed door to garden.

### **First Floor**

#### **Landing**

Fitted carpet, access to loft.

#### **Bedroom One**

13' x 10' 3" ( 3.96m x 3.12m )

Fitted carpet, radiator, two double built-in wardrobe cupboards.

#### **Bedroom Two**

13' 7" x 10' 3" ( 4.14m x 3.12m )

Fitted carpet, radiator.

#### **Bedroom Three**

9' 9" into bay x 6' 7" ( 2.97m into bay x 2.01m )

Fitted carpet, radiator.

#### **Bathroom**

Panelled bath, pedestal wash hand basin, low flush WC (white suite), vinyl floor, radiator, airing cupboard, fully tiled walls.

#### **Outside**

#### **Rear Garden**

Approximately 80' of rear garden, paved patio, laid to lawn, garden shed, rear pedestrian and vehicular access (possible garage space).



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welcome to

## Russell Road, Enfield

- Three Bedrooms
- Possible Garage Space (Rear Vehicular Access)
- 80' Rear Garden
- Spacious Lounge
- Good Sized Dining Room

Tenure: Freehold EPC Rating: Awaited

# £500,000



Please note the marker reflects the postcode not the actual property



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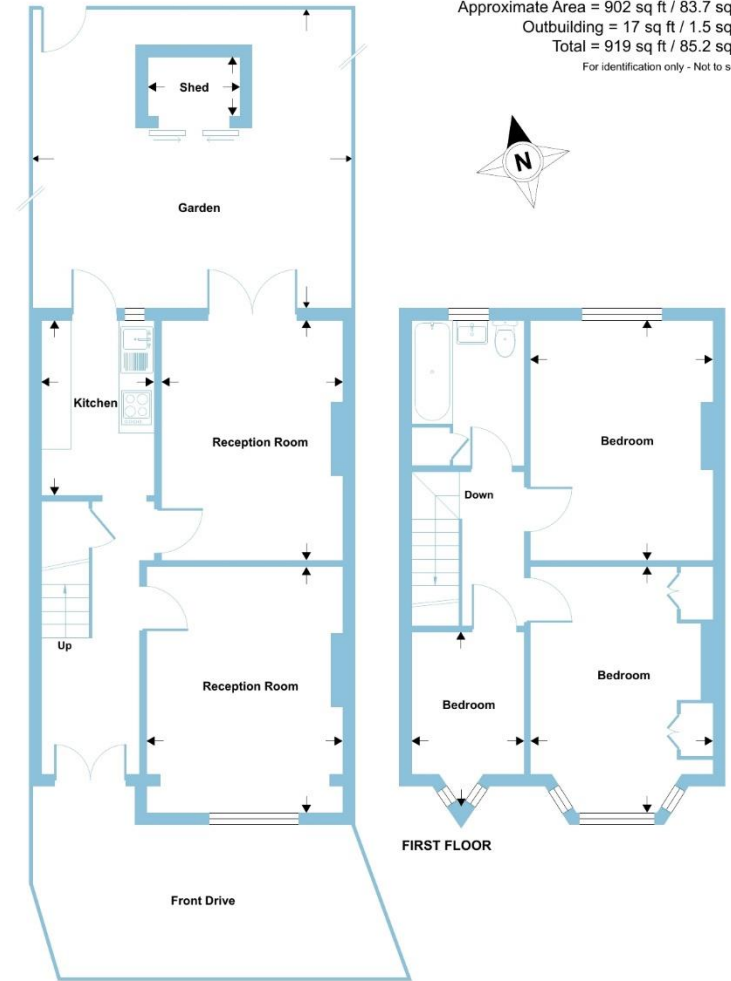
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ENF104392 - 0002

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## Russell Road, Enfield, EN1

Approximate Area = 902 sq ft / 83.7 sq m  
Outbuilding = 17 sq ft / 1.5 sq m  
Total = 919 sq ft / 85.2 sq m  
For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © ritchecom 2022. Produced for Barnard Marcus. REF: 1122418



  
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