



**Exeter Road, Enfield, EN3 7TN**

**welcome to**  
**Exeter Road, Enfield**

Barnfields are delighted to offer for sale this mid terraced family house in a quiet residential turning just off The Ride. Located close to the outstanding Ofsted rated Waverley School, Southbury Overground Station (Liverpool Street Line) and backing onto the Durants Park.

The property has potential to extend (subject to relevant planning permissions). An early viewing is recommended.



### **Double Glazed Entrance Porch**

Opens to:-

### **Hallway**

Fitted carpet.

### **Through Lounge**

23' 9" x 11' 7" max ( 7.24m x 3.53m max )

Double glazed window to front, fitted carpet, fireplace and hearth, radiator, double glazed doors to garden.

### **Kitchen**

10' 11" x 5' 2" ( 3.33m x 1.57m )

Range of fitted wall and base units with toning worktops, sink and drainer, space for oven, fridge/freezer and plumbing for washing machine, tiled splashbacks, double glazed window to rear.

### **First Floor**

### **Landing**

Fitted carpet, loft hatch opening to loft storage space.

### **Bedroom One**

12' 8" x 9' 11" ( 3.86m x 3.02m )

Fitted carpet, range of fitted wardrobes, radiator, double glazed windows to front.

### **Bedroom Two**

11' 2" x 9' 10" max ( 3.40m x 3.00m max )

Fitted carpet, fitted wardrobes, radiator, double glazed windows to rear.

### **Bedroom Three**

9' 11" x 5' 6" ( 3.02m x 1.68m )

Fitted carpet, built-in cupboard, radiator, double glazed windows to front.

### **Bathroom**

Panelled bath with shower over, pedestal wash hand basin, low level WC, fitted carpet, double glazed window to rear, radiator.

### **Outside**

### **Rear Garden**

A pretty westerly facing rear garden, with patio area to front, central lawn with shrub borders and pathway to rear.

### **Outbuilding / Garage**

A substantial outhouse opening onto a rear access road - ideal as a garage or home office.

### **Front Garden**

A well stocked front garden with potential to convert to off street parking (subject to relevant planning permissions for a cross over).



**view this property online** [barnfields.co.uk/Property/ENF104440](http://barnfields.co.uk/Property/ENF104440)





welcome to

## Exeter Road, Enfield

- Backing Onto To Durants Park
- Large Garage / Outbuilding To Rear
- Pretty Rear Garden
- Three Bedrooms
- Through Lounge

Tenure: Freehold EPC Rating: D

# £465,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ENF104440 - 0003

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## Exeter Road, Enfield, EN3

Approximate Area = 752 sq ft / 69.8 sq m  
Garage = 258 sq ft / 23.9 sq m  
Total = 1010 sq ft / 93.7 sq m

For identification only - Not to scale



 Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rickwcom 2024. Produced for Barnard Marcus REF: 1138398 

  
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