



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).



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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

Offers In Excess Of

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF104440 - 0004

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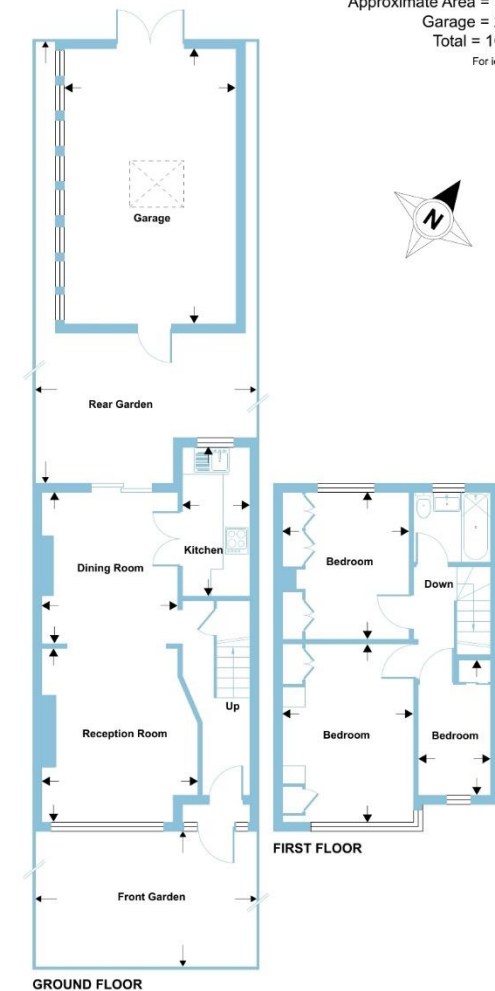
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Approximate Area = 752 sq ft / 69.8 sq m

Garage = 258 sq ft / 23.9 sq m

Total = 1010 sq ft / 93.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus REF: 1135398



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