



**River View, Enfield, EN2 6PX**



**welcome to**

## **River View, Enfield**

Barnfields are delighted to offer for sale this rarely available, Edwardian four bedroom character house overlooking and enjoying views over the Old Course Of The New River in the heart of Enfield's conservation area, within a short walk of Enfield Chase Rail Station (Moorgate Line), Enfield Town with its multiple shopping facilities, transport links and Enfield Town Park. The A10 with its abundance of retail facilities and the M25 Motorway and greenbelt countryside is within easy access.

The bright and spacious property requires some "finishing off" however retains its charm and character and is offered on a chain free basis.



### **Entrance Porch**

Original front door opens to porch with original tiled flanks, second original front door opens to:-

### **Hallway**

Tiled flooring, radiator.

### **Lounge**

13' 6" x 11' 4" ( 4.11m x 3.45m )

Wooden floorboards, radiator, original cast iron fireplace with tiled inserts and hearth, sash windows to front with views over The Old Course Of The New River, sliding doors opening to rear reception room.

### **Rear Reception Room**

10' 8" x 9' 1" ( 3.25m x 2.77m )

Wooden floorboards, radiator, painted original cast iron fireplace with tiled slips and hearth, built-in cupboard unit, windows to rear.

### **Downstairs WC**

WC, window to side, hand basin.

### **Kitchen / Diner**

14' 4" x 9' 9" ( 4.37m x 2.97m )

Dual aspect, range of newly fitted wall and base units with wooden worktops, inset sink and drainer, built-in double oven, ceramic hob with extractor above, plumbing for a washing machine and a dishwasher, space for a fridge/freezer, newly installed wall mounted gas central heating boiler, wooden floorboards, spotlights, door to:-

### **Lean To**

10' 4" x 5' 6" ( 3.15m x 1.68m )

Part glazed, opening to the garden.

### **First Floor**

### **Landing**

Wooden floorboards, staircase to second floor.

### **Bedroom One**

15' x 13' 3" ( 4.57m x 4.04m )

Wooden floorboards, two radiators, original cast iron fireplace and hearth windows with views over river to front.

### **Bedroom Four**

10' 7" x 9' 1" ( 3.23m x 2.77m )

Wooden floorboards, built-in cupboard, window to rear, ceramic sink with wooden worktop and tiled splashbacks, cupboards beneath and above, radiator.

### **Bedroom Three**

11' 9" x 10' 1" ( 3.58m x 3.07m )

Wooden floorboards, radiator, window to rear.

### **Bathroom**

Part fitted with bath in-situ, double glazed window to side, pedestal hand basin available and ready to be installed.

### **Separate WC**

Double glazed window to side, wooden floorboards. Please note WC and hand basin are available and ready to be installed.

### **Second Floor**

### **Lobby**

With window to rear, door to:-

### **Bedroom Two**

14' 5" x 13' 6" to extremes ( 4.39m x 4.11m to extremes )

Window to rear, roof window to front, eaves storage space.

### **Outside**

### **Rear Garden**

West facing rear garden with rear access gate.



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## River View, Enfield

- Four Bedrooms
- Chain Free
- Requires "Finishing Off"
- Views Over River
- Two Reception Rooms

Tenure: Freehold EPC Rating: E

# £675,000



Please note the marker reflects the postcode not the actual property

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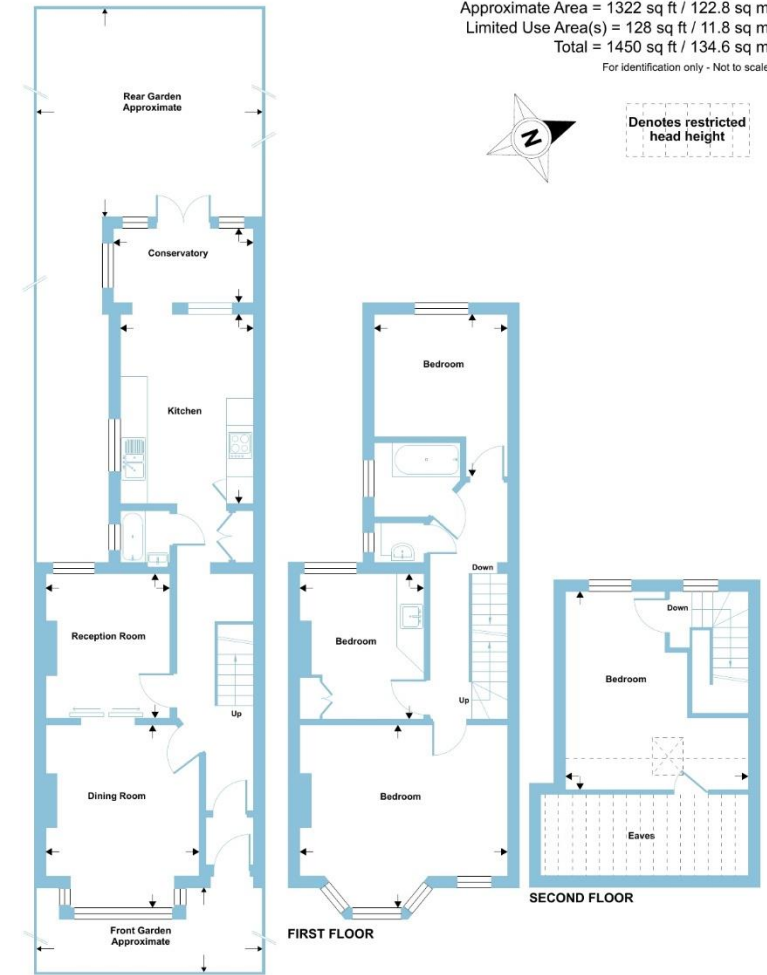
Property Ref:  
ENF104118 - 0003

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## River View, Enfield, EN2

Approximate Area = 1322 sq ft / 122.8 sq m  
Limited Use Area(s) = 128 sq ft / 11.8 sq m  
Total = 1450 sq ft / 134.6 sq m  
For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1125919



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