



Wellington Road, Enfield, EN1 2PH



welcome to

Wellington Road, Enfield

Barnfields are delighted to offer for sale this magnificent detached five bedroom detached Victorian residence, full of immense charm and character. The property offers over 2400 square feet of spacious living accommodation plus the benefit of a wide corner plot encasing a large rear garden with swimming pool, a gravel driveway and garage with extra parking to the rear.

The property is offered on a chain free basis and must be viewed to be fully appreciated.



Attractive Front Door

Opens to inner porch, door opens to:-

Hallway

Double bevelled edged glass doors, two radiators, black and white tiled floor, dado rail.

Front Reception

20' 11" x 14' 1" (6.38m x 4.29m)

Fitted carpet, double glazed bay window to front, exposed brick wall, open fireplace, radiator.

Rear Reception

20' 5" x 14' 6" (6.22m x 4.42m)

Fitted carpet, radiator and cover, double glazed French doors opening to the garden, open fireplace with wooden surround, open to:-

Dining Room

10' x 8' 8" (3.05m x 2.64m)

Accessed via the Hallway or Reception Room Two. Fitted carpet, radiator and cover, high level stained glass window, double glazed window side.

Kitchen / Breakfast Room

22' 5" x 12' (6.83m x 3.66m)

Range of cream fitted wall and base units with wooden worktops, stainless steel sink and drainer, space for range style oven, built-in microwave, double glazed windows to side, exposed wood beams, open to:-

Dining Area

With wood flooring, radiator, double glazed doors to garden, exposed wood beams.

WC

Low level WC, wall mounted hand basin, double glazed window to rear.

First Floor

Landing

Turning staircase, half landing with double glazed bay window to rear continuing up to full landing with fitted carpet, built-in cupboard.

Bedroom One

18' 4" x 14' 6" (5.59m x 4.42m)

Fitted carpet, double glazed windows to rear, radiator, door to:-

En-Suite

Step-in shower cubicle, range of cupboards, sink unit, double glazed windows to rear, WC with concealed cistern, fully tiled walls and floor.

Bedroom Two

15' 10" x 14' 1" (4.83m x 4.29m)

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

Bedroom Three

14' 8" x 10' (4.47m x 3.05m)

Fitted carpet, double glazed windows to front and side, radiator, fitted wardrobes.

Bathroom

Panelled bath, step-in shower unit, hand basin with cupboards beneath, bidet, fully tiled walls and floor, double glazed windows to rear.

Separate WC

Low level WC, double glazed windows to rear, tiled floor.

Second (Top Floor)

Landing

Fitted carpet, double glazed windows to rear.

Bedroom Four

15' 3" x 9' 11" (4.65m x 3.02m)

Fitted carpet, double glazed windows to side, radiator.

Bedroom Five

10' 6" x 9' 4" (3.20m x 2.84m)

Fitted carpet, double glazed windows to rear, radiator, eaves storage cupboard.

Outside

Rear Garden

A large wrap around mature rear garden with tree and shrub borders, patio areas and swimming pool, gate leading to front driveway, access to:-

Garage

19' 8" x 16' 5" (5.99m x 5.00m)

Large garage accessed via driveway from Queen Annes Place.

Driveway To Front

Gravel driveway with parking for two/three cars surrounded by a pretty mature front garden.



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welcome to

Wellington Road, Enfield

- Five Bedrooms
- Detached
- Two Reception Rooms
- Dining Room
- Kitchen / Breakfast Room

Tenure: Freehold EPC Rating: E

£1,695,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF104254 - 0002

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Wellington Road, Enfield, EN1

Approximate Area = 2482 sq ft / 230.5 sq m
Garage = 323 sq ft / 30 sq m
Total = 2805 sq ft / 260.5 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). ©nichecom 2024. Produced for Barnard Marcus. REF: 1140640



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