



**Parsonage Gardens, Enfield, EN2 6JR**



**welcome to**  
**Parsonage Gardens, Enfield**

Barnfields are delighted to offer for sale this spacious and extended, four bedroom semi-detached house in a picturesque location with views over the New River and within a short walk of Enfield Town with its multiple shopping centre, Town Park and both Enfield Chase (Moorgate Line) and Enfield Town (Liverpool Street Line) Stations.

The property has been modernised to a high standard throughout and must be viewed to be fully appreciated.



### Original Double Doors

With leaded stained glass inserts open to:-

### Hallway

Solid wood flooring, radiator, stained glass leaded oriel window to side, dado rail with panelling beneath, understairs cupboard.

### Front Lounge

14' 2" at widest x 12' 11" at widest ( 4.32m at widest x 3.94m at widest )

Double glazed window to front with fitted shutters, fitted carpet, wooden fireplace surround with fitted gas fire and hearth, radiator.

### Lobby

Solid wood flooring, large double utility cupboard housing space and plumbing for a washing machine and tumble dryer.

### WC

Low level WC, double glazed window to side, wall mounted hand basin, solid wood flooring.

### Kitchen

19' at widest x 12' at widest ( 5.79m at widest x 3.66m at widest )

With an extensive range of white fitted wall and base units with wooden worktops extending to a breakfast bar, tiled splashbacks. stainless steel sink and drainer, gas hob with extractor above, two built-in ovens, dishwasher, spotlights, tiled flooring, open to:-

### Dining Area

18' 3" at widest x 9' 4" at widest ( 5.56m at widest x 2.84m at widest )

Solid wood flooring, three Velux windows, two lots of sliding patio doors to garden, column radiator, spotlights.

### First Floor

### Landing

Fitted carpet, double glazed window to side.



### Bedroom Two

14' 11" at widest x 12' 8" at widest ( 4.55m at widest x 3.86m at widest )

Double glazed bay window to front with fitted shutters, fitted carpet, radiator, range of built-in wardrobes.

### Bedroom Three

12' 8" x 11' 2" ( 3.86m x 3.40m )

Double glazed windows to rear, laminate flooring, radiator, range of built-in wardrobes.

### Bedroom Four

11' 8" x 6' 5" ( 3.56m x 1.96m )

Laminate flooring, double glazed windows to front, fitted cupboards, radiator.

### Bathroom

Panelled bath with shower and glass screen, wall mounted hand basin, low level WC, part tiled walls, tiled floor, chrome heated towel rail, double glazed window to rear.

### Second / Top Floor

### Bedroom One

18' 4" x 14' 3" ( 5.59m x 4.34m )

Solid wood flooring, double glazed windows to rear, two Velux windows, skylight, radiator, eves storage space.

### Shower Room

Step-in shower unit, low level WC, tiled floor, wall mounted hand basin, part tiled walls, double glazed window to rear.

### Outside

### Rear Garden

With large decked area stepping down to central lawn with mature shrub borders, ornamental pond, rear patio with BBQ area, side access.

### Front Garden

Off-street parking to front for two cars.



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welcome to

## Parsonage Gardens, Enfield

- Four Bedrooms
- Large Extended Kitchen / Breakfast Room
- Off-Street Parking For Two Cars
- Front Reception Room
- Views Over The River

Tenure: Freehold EPC Rating: C

Offers In Excess Of

**£800,000**



Please note the marker reflects the postcode not the actual property

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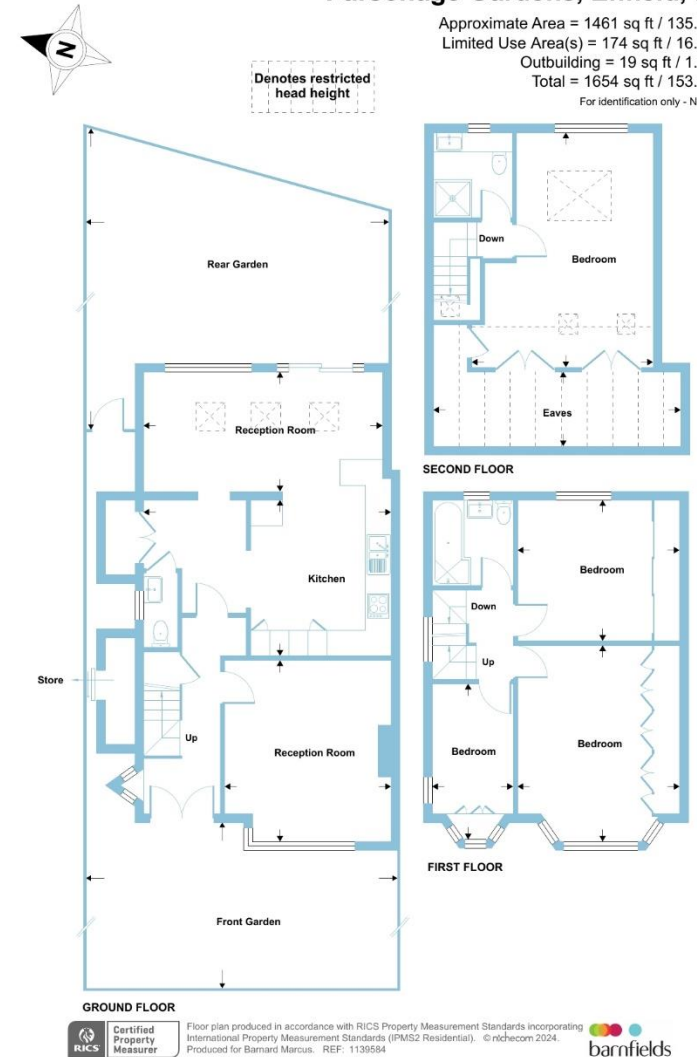
Property Ref:  
ENF104376 - 0003

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## Parsonage Gardens, Enfield, EN2

Approximate Area = 1461 sq ft / 135.7 sq m  
Limited Use Area(s) = 174 sq ft / 16.1 sq m  
Outbuilding = 19 sq ft / 1.7 sq m  
Total = 1654 sq ft / 153.5 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). © rickhcom 2024. Produced for Barnard Marcus. REF: 1139594



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