



**Abbey Road, Enfield, EN1 2QW**



**welcome to**  
**Abbey Road, Enfield**

Barnfields are delighted to offer for sale this substantial detached three bedroom bungalow, in a most sought after location close to Bush Hill Park Station (Liverpool Street Line) and within walking distance of Enfield Town multiple shopping centre.

The property is offered in extremely good condition throughout on a chain free basis and must be viewed to be fully appreciated.





### Entrance Porch

Opens to:-

### Hallway

Herringbone wood flooring, radiator.

### Bedroom One

13' 11" x 10' 11" ( 4.24m x 3.33m )

Fitted carpet, double glazed windows to front with fitted shutters, cast iron fireplace with tiled inserts and wooden surround, radiator.

### Bedroom Two

11' 11" x 10' 9" ( 3.63m x 3.28m )

Wood flooring, double glazed windows to front with fitted shutters, range of built-in wardrobes, radiator.

### Bathroom

Freestanding roll top bath with shower attachment, hand basin with cupboards beneath, low level WC, step-in shower cubicle, part tiled walls, chrome heated towel rail, double glazed and Velux window to side, vinyl flooring.

### Lounge

19' 9" x 12' 11" ( 6.02m x 3.94m )

Herringbone wood flooring, cast iron fireplace with wooden surround and slate hearth, radiator, doorway to:-

### Lobby

With large storage cupboard, door opens to:-

### Bedroom Three

9' 11" x 7' 4" ( 3.02m x 2.24m )

Double glazed windows to front with fitted shutters, fitted carpet, radiator.

### Dining Room

16' 7" x 7' 4" ( 5.05m x 2.24m )

Accessed via the lounge with wood flooring, double glazed window to side, radiator, opening to walk through with continued wood flooring, double glazed doors to:-

### Kitchen

13' 8" x 8' 6" ( 4.17m x 2.59m )

Range of fitted wall and base units with toning worktops, sink and drainer, tiled splashbacks, space for cooker and fridge/freezer, plumbing for a dishwasher, slate tiled floor, double glazed window to rear, spot lights, double glazed door opening to the garden, door to:-

### WC / Utility Room

Low level WC, plumbing for washing machine, slate tiled floor, double glazed window to side.

### Outside

#### Garden

A pretty secluded wrap around garden with substantial patio area plus lawn with tree and shrub borders, greenhouse, side gate opening to front of property.

#### Garage

Single garage with up and over door and secure off-street parking space in front.

#### Front Garden

Well stocked front garden.

#### Off-Street Parking

Brick paved off-street parking space to front of property.



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welcome to

## Abbey Road, Enfield

- Three Bedrooms
- Lounge And Dining Room
- Fitted Kitchen
- Garage And Off-Street Parking
- Chain Free

Tenure: Freehold EPC Rating: E

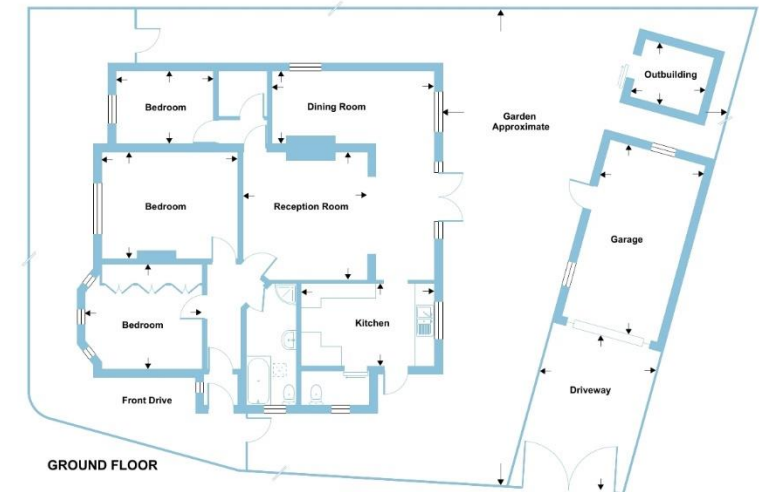
**£775,000**



Please note the marker reflects the postcode not the actual property

## Abbey Road, Enfield, EN1

Approximate Area = 1110 sq ft / 103.1 sq m  
Garage = 191 sq ft / 17.7 sq m  
Outbuilding = 45 sq ft / 4.1 sq m  
Total = 1346 sq ft / 124.3 sq m  
For identification only - Not to scale



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Property Ref:  
ENF104493 - 0004

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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2024. Produced for Barnard Marcus. REF: 1149462



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