



Wellington Road, Enfield, EN1 2PF



welcome to
Wellington Road, Enfield

Spacious end of terrace family house situated in this beautiful conservation area, just minutes from local shops, Bush Hill Park Rail Station (Liverpool Street Line), parks, schools and within a short level distance of Enfield Town with its multiple shopping facilities, park and historic centre and the A10 with its abundance of retail parks and the M25.

The bright and spacious accommodation has many pleasing features and is spacious throughout.



Entrance Hall

Wood effect laminate floor, double radiator, dado rail, understairs storage/meter cupboard, turning staircase to first floor, door to kitchen.

Kitchen

12' 8" x 9' 6" (3.86m x 2.90m)
Fitted in a range of cream base and wall cabinets with single bowl stainless steel sink and drainer, tiled splashback, plumbing for washing machine and dishwasher, space for fridge-freezer, range oven with extractor fan over, ceramic tiled floor, door to conservatory.

Conservatory

11' 8" x 7' 8" (3.56m x 2.34m)
Double glazed, carpet tiled floor, double doors to garden.

Cloakroom / WC

Low flush WC with concealed cistern, bracket basin, extractor fan, heated towel rail, ceramic tiled floor, door to study/garage.

Study / Garage

14' x 8' (4.27m x 2.44m)
Wood effect laminate floor, double radiator, wardrobe/storage cupboard, coving to ceiling.
*Previously used as a garage and easily convertible if so desired.

First Floor

Landing

Wood effect laminate floor, dado rail, double doors to lounge, door to bedroom three/reception room.

Lounge

20' 6" x 12' 8" (6.25m x 3.86m)
Wood effect laminate floor, coving to ceiling, double doors to front aspect with attractive views.

Bedroom Three / Reception

12' 8" x 10' 1" (3.86m x 3.07m)
Wood effect laminate floor, double radiator, coving to ceiling.

Landing

Wood effect laminate floor, dado rail, coving to ceiling, sunken spotlights to ceiling, storage cupboard over stairs.

Bedroom One

13' 9" x 12' 8" (4.19m x 3.86m)
Wood effect laminate floor, double radiator, range of built-in wardrobe cupboards with matching drawer units, coving to ceiling.

Bedroom Two

12' 8" x 10' 2" (3.86m x 3.10m)
Wood effect laminate floor, double radiator, coving to ceiling.

Family Bathroom

Comprises a low flush WC with concealed cistern, vanity basin with mixer tap over, double ended bath with central mixer taps, sunken spotlights to ceiling, part tiled walls, ceramic tiled floor, heated towel rail, skylight window.

Outside

Front Garden

Gravelled providing off-street parking with side pedestrian access to rear garden.

Rear Garden

West facing with artificial lawn, side pedestrian access.



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welcome to

Wellington Road, Enfield

- West Facing Garden
- Off-Street Parking
- Spacious Lounge
- Modern Fitted Kitchen
- Three Good Sized Bedrooms

Tenure: Freehold EPC Rating: D

£650,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF103740 - 0002

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Approximate Area = 1459 sq ft / 135.5 sq m

For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © RICEcom 2024. Produced for Barnard Marcus. REF: 1151605 barnfields



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