

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.





















## 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

## check out more properties at barnfields.co.uk

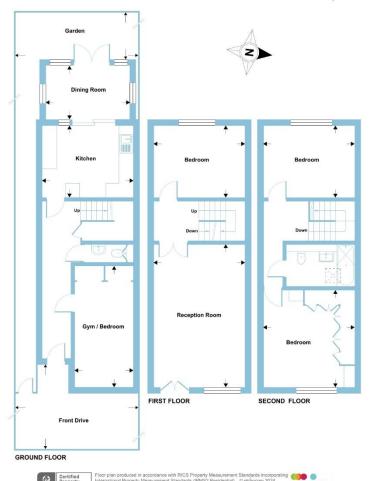


Property Ref: ENF103740 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

## Wellington Road, Enfield, EN1

Approximate Area = 1459 sq ft / 135.5 sq m For identification only - Not to scale







020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



barnfields.co.uk