



**Manor Road, Enfield, EN2 0AW**





**welcome to**  
**Manor Road, Enfield**

A superb late Victorian house in this most sought after cul-de-sac, just off Chase Side with its local shops and restaurants. Enfield Town multiple shopping centre and both Enfield Town (Liverpool Street Line) and Enfield Chase (Moorgate Line) Rail Stations are within walking distance. Good schools are also close at hand.

Features include:-



### **Entrance Hall**

Laminate floor, radiator.

### **Lounge / Dining Room**

24' 2" x 11' ( 7.37m x 3.35m )

Laminate floor, open fireplace with mantel surround, two radiators, bay window.

### **Kitchen**

12' 1" x 8' ( 3.68m x 2.44m )

Comprehensively fitted comprising base units with worktops, one and half bowl stainless steel sink unit, matching wall cabinets, deep downstairs storage cupboard, plumbing for washing machine, fume extractor hood over cooker space, vinyl floor, radiator, wall mounted gas central heating boiler.

### **First Floor**

#### **Landing**

Fitted carpet, access to loft via built-in ladder, radiator, double airing cupboard housing hot water tank.

#### **Bedroom One**

14' x 11' ( 4.27m x 3.35m )

Laminate floor, radiator.

#### **Bedroom Two**

11' 1" x 8' 3" ( 3.38m x 2.51m )

Laminate floor, radiator.

#### **Bedroom Three**

6' 1" x 5' 6" ( 1.85m x 1.68m )

At present used as a study.

Laminate floor, radiator.

#### **Bathroom / WC**

Panelled bath with separate shower control, shower screen, pedestal wash hand basin with cupboard under, low flush WC (white suite), ceramic tiled floor, part tiled walls, heated towel rail.

#### **Outside**

#### **Rear Garden**

Small easily maintained rear garden with composite decking, outside water tap.



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welcome to

## Manor Road, Enfield

- Spacious Attractive Lounge / Dining Room
- Good Sized Fitted Kitchen
- Three Bedrooms (Two Doubles)
- Upstairs Bathroom
- Small Rear Garden

Tenure: Freehold EPC Rating: D

**£550,000**



Please note  
the marker  
reflects the  
postcode not  
the actual  
property

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Property Ref:  
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Approximate Area = 856 sq ft / 79.5 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richecom 2024. Produced for Barnard Marcus. REF: 1155087 

  
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**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



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



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