



Manorway, Enfield, EN1 2JD

welcome to
Manorway, Enfield

Barnfields are pleased to offer this substantial three bedroom detached chalet bungalow on a large corner plot, in a most sought after location within a short walking distance of Bush Hill Park Rail Station (Liverpool Street Line) and local shops. Enfield Town multiple shopping centre is within easy access and the popular Raglan Junior School is opposite the property, with other good schools close at hand.

The well presented accommodation features:-



Entrance Porch

To:

Spacious Entrance Hall

Parquet floor, radiator, storage cupboard.

Cloakroom / WC

Low flush WC, wash hand basin, ceramic tiled floor, full tiled walls.

Lounge / Dining Room

25' 9" x 13' into bay (7.85m x 3.96m into bay)
Handsome cast iron open fireplace, two double radiators, attractive vinyl floor.

Third Bedroom (used As Snug)

12' 8" x 10' 9" (3.86m x 3.28m)
Attractive vinyl floor, bay window with double glazed French windows to garden.

Kitchen

9' 9" x 8' 6" (2.97m x 2.59m)
Comprehensively fitted comprising base units with worktops, inset one and half bowl stainless steel sink unit, matching wall cabinets, plumbing for washing machine and dishwasher, inset gas hob, built-in oven and microwave, vinyl floor, sliding double glazed patio doors to garden.

First Floor

Landing

Fitted carpet, radiator.

Bedroom One

14' 8" x 12' 4" to extremes (4.47m x 3.76m to extremes)
Fitted carpet, radiator, range of modern built-in wardrobe cupboards.

Bedroom Two

12' 2" x 9' to extremes (3.71m x 2.74m to extremes)
Fitted carpet, radiator, range of built-in wardrobe cupboards.

Loft Room

Radiator, wall mounted gas central heating boiler.
Could easily be converted into fourth bedroom.

Bathroom / WC

Panelled bath with mixer taps and shower attachment, shower curtain and rail, vanity wash hand basin with cupboard under, low flush WC (white suite), vinyl tiled floor, radiator.

Outside

Gardens

As previously stated the property enjoys a particularly large corner plot with the rear garden section south facing, patio, laid to lawn, flower and shrub borders, side pedestrian access.

Garages

Both garages have direct access from Wellington Road.

Double Garage

20' x 16' (6.10m x 4.88m)
This garage has been converted into a storage room with power and lighting.

Single Garage

19' 10" x 10' 3" (6.05m x 3.12m)
Adjacent to double garage. Roller door, vinyl floor.



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welcome to

Manorway, Enfield

- Stunning Open Planned Lounge / Dining Room
- Good Sized Fitted Kitchen
- Large South Facing Rear Garden
- Three Double Bedrooms
- Loft Room (Potential For Fourth Bedroom STPP)

Tenure: Freehold EPC Rating: E

£800,000



Please note the marker reflects the postcode not the actual property

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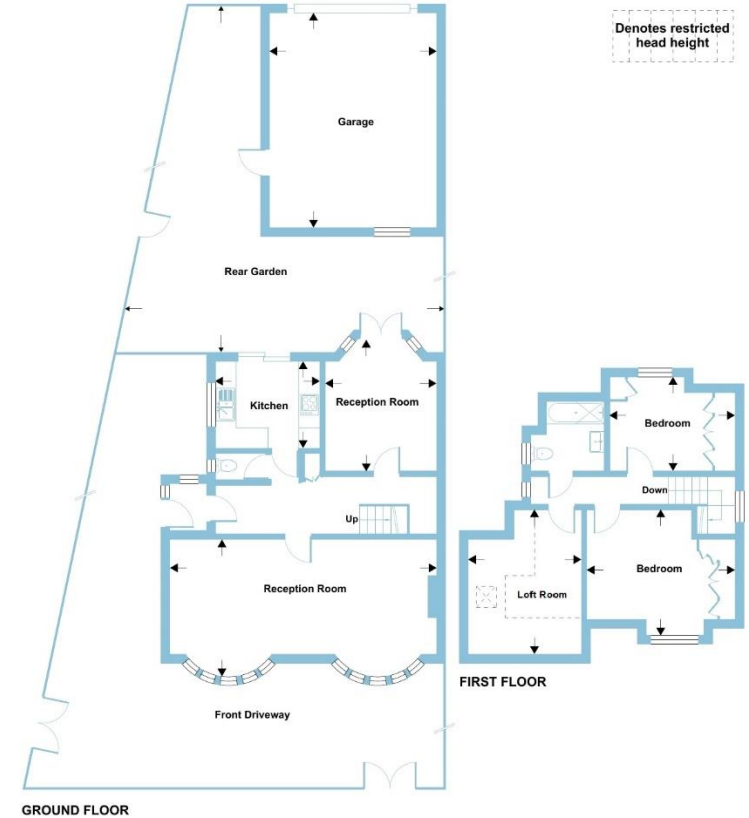
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Approximate Area = 1140 sq ft / 106 sq m
Limited Use Area(s) = 79 sq ft / 7.3 sq m
Garage = 328 sq ft / 30.4 sq m
Total = 1547 sq ft / 143.7 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Barnard Marcus. REF: 1153497



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