



**Uvedale Road, Enfield, EN2 6HA**

**welcome to**

## **Uvedale Road, Enfield**

Delightful, spacious and extended two bedroom semi-detached bungalow in a superb tree-lined residential location backing onto Enfield Town Park and within a short walk of Enfield Town with its multiple shopping centre, schools and transport facilities, including Enfield Chase and Enfield Town main line stations, providing direct links into London.

The property is offered chain free and requires modernisation. Further benefits include off-road parking, good sized rear garden and more.





### Entrance Hall

Fitted carpet, double radiator, sunken mat, coving to ceiling, understairs cupboard, stairs to first floor.

### Lounge

19' 2" x 13' 7" max ( 5.84m x 4.14m max )

Fitted carpet, double radiator, coving to ceiling, understairs storage cupboard, skylight window, patio doors to garden.

### Kitchen / Diner

19' 6" x 8' 4" ( 5.94m x 2.54m )

Range of base and wall cabinets with double bowl stainless steel sink, space for cooker, fridge freezer and washing machine, double radiator, vinyl tiled floor, door to sideways, hall and lounge.

### Cloakroom WC

Low flush WC, wash hand basin.

### Bedroom One

13' 10" max x 13' into bay ( 4.22m max x 3.96m into bay )

Fitted carpet, double built in wardrobe cupboards, coving to ceiling, original cast iron fireplace, door to en-suite.

### En-Suite

Comprising panelled bath, wash hand basin, low flush WC, double radiator, fully tiled walls, corner shower cubicle, vinyl floor.

### First Floor

### Bedroom Two

17' 2" max x 9' 1" ( 5.23m max x 2.77m )

Fitted carpet, double radiator, doors to substantial eves/loft storage, built-in cupboard.

### Outside

### Front Garden

Part paved providing off-street parking for several cars with access to carport and rear garden, shrubs and bushes.

### Rear Garden

Secluded and laid to lawn with paved patio, large timber shed with power and light (13' x 9'8), two further sheds and tap.



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## Uvedale Road, Enfield

- Chain Free
- Spacious Lounge
- Two Double Bedrooms
- En-Suite To Master Bedroom
- Off-Street Parking

Tenure: Freehold EPC Rating: E

Offers In Excess Of

**£550,000**



Please note the marker reflects the postcode not the actual property

## Uvedale Road, Enfield, EN2

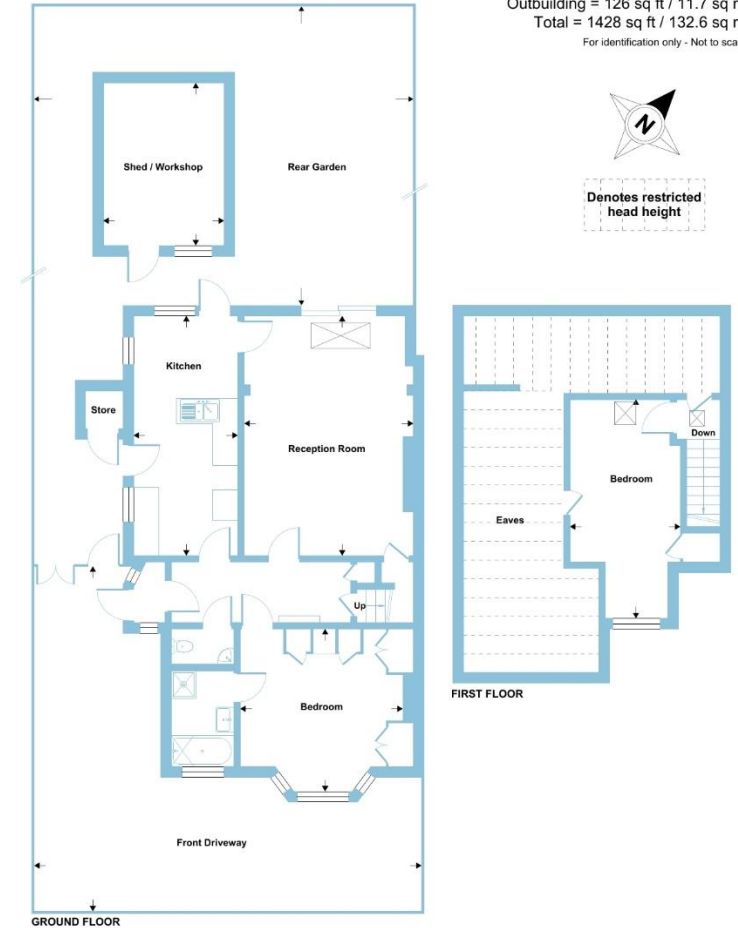
Approximate Area = 957 sq ft / 88.9 sq m (excludes store)

Limited Use Area(s) = 345 sq ft / 32 sq m

Outbuilding = 126 sq ft / 11.7 sq m

Total = 1428 sq ft / 132.6 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). © nichecom 2024. Produced for Barnard Marcus. REF: 1159924



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Property Ref:  
ENF103546 - 0004

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