



Browning Road, Enfield, EN2 0EW

welcome to
Browning Road, Enfield

Barnfields are extremely pleased to present this spacious and characterful, Edwardian four bedroom house in this most sought after turning, just minutes from local shops, schools, parks including Hilly Fields Country Park and within easy access of both Gordon Hill Rail Station (Moorgate Line) and Enfield Town shopping facilities, historic market centre and transport hub.

The particularly well presented accommodation features:-



Entrance Porch

Accessed via handsome front door to:-

Entrance Hall

Solid oak parquet floor, radiator, understairs storage cupboard and cupboard housing gas central heating boiler.

Front Reception Room

13' 7" x 11' 2" (4.14m x 3.40m)

Solid oak parquet floor, radiator, bay window with shutters, handsome cast iron fireplace and wooden mantel.

Rear Reception Room

21' 2" x 10' (6.45m x 3.05m)

Solid oak parquet floor, two radiators, picture rail, sliding double glazed patio doors to garden.

Kitchen

18' 1" x 6' (5.51m x 1.83m)

Beautifully and comprehensively fitted in modern white units, comprising base units with solid wood worktops, matching wall cabinets, inset one and half bowl steel sink unit, inset ceramic hob with fume extractor hood over, two ovens, integrated fridge-freezer and separate freezer, integrated washing machine and dishwasher, quartz tiled floor with underfloor heating.

First Floor

Bedroom One

13' 10" x 10' 9" (4.22m x 3.28m)

Solid pine floor, radiator, bay with shutters, handsome cast iron fireplace.

Bedroom Two

12' x 8' 10" (3.66m x 2.69m)

Solid oak floor, radiator, shutters to window, walk-in wardrobe/storage cupboard.

Bedroom Three

9' 7" x 7' 7" (2.92m x 2.31m)

Solid oak floor, shutters to window, radiator, cast iron fireplace.

Family Bathroom

Panelled bath, bracket wash hand basin, low flush WC (white suite), travertine stone tiled floor and walls, heated towel rail, shutters to window.

Easy Rising Staircase

To loft conversion/master bedroom. Fitted carpet.

Landing

Fitted carpet, window.

Master Bedroom

13' x 12' 3" (3.96m x 3.73m)

Solid oak floor, radiator, deep three door wardrobe, eaves loft, delightful views.

En-Suite Shower Room / WC

Solid oak parquet floor, shower cubicle, bracket wash hand basin, low flush WC, radiator, window.

Outside

Rear Garden

Approximately 50' of east facing rear garden with decking patio, laid to lawn with flower and shrub borders, timber shed, side pedestrian access.



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welcome to

Browning Road, Enfield

- Good Sized Dining Room
- En-Suite Shower Room To Master Bedroom
- Large Fitted Kitchen
- Spacious Lounge
- 50' Rear Garden

Tenure: Freehold EPC Rating: E

Offers In Excess Of

£700,000

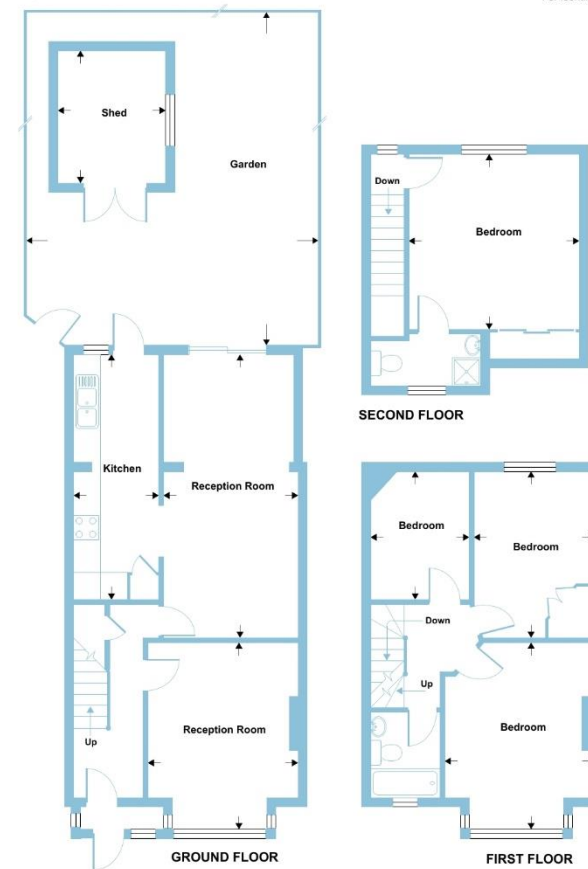


Please note the marker reflects the postcode not the actual property



Browning Road, Enfield, EN2

Approximate Area = 1244 sq ft / 115.6 sq m
Outbuilding = 78 sq ft / 7.2 sq m
Total = 1322 sq ft / 122.8 sq m
For identification only - Not to scale



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Property Ref:
ENF104569 - 0002

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 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2022. Produced for Barnfield Marcus. REF: 657318 


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