



**Clovelly Gardens, Enfield, EN1 2RW**

**welcome to**  
**Clovelly Gardens, Enfield**

Barnfields offer this superb and beautifully spacious, four bedroom family house in a most sought after cul-de-sac, just off Wellington Road, within a short walking distance of Bush Hill Park Rail Station (Liverpool Street Line), local shops and the popular Raglan Junior School. Enfield Town shopping centre is within easy reach.

This extremely well presented extended property features:-



## Double Glazed Entrance Porch

To:-

## Entrance Hall

Via original double front doors with stained glass window inserts, fitted carpet, radiator, understairs storage cupboard.

## Cloakroom / WC

Low flush WC, vanity wash hand basin with cupboard under (white suite), wall mounted combination gas central boiler, ceramic tiled floor, fully tiled walls.

## Lounge

17' into bay x 12' 3" ( 5.18m into bay x 3.73m )  
Fitted carpet, radiator, picture rail, attractive stone fireplace, built-in electric fire.

## Dining Room

14' 7" x 11' 3" ( 4.45m x 3.43m )  
Two radiators, ceramic tiled floor, open planned to:-

## Kitchen / Breakfast Room

19' 9" x 18' 1" to extremes ( 6.02m x 5.51m to extremes )  
Kitchen area is comprehensively fitted in attractive modern units, comprising base units with Korean worktops, matching wall cabinets, integrated dishwasher, fridge and freezer, second large built-in fridge, double oven, two washing machines and tumble dryer, ceramic hob with fume extractor hood over, double oven, modern radiator, two skylights, sliding double glazed patio doors to garden.

## First Floor

### Landing

Fitted carpet, window to side.

### Bedroom One

17' into bay x 11' 5" ( 5.18m into bay x 3.48m )  
Fitted carpet, radiator, picture rail.

### Bedroom Two

14' x 12' ( 4.27m x 3.66m )  
Fitted carpet, radiator.



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## Bedroom Three

9' 3" into bay x 7' 3" ( 2.82m into bay x 2.21m )  
Fitted carpet, radiator.

## Bathroom

Panelled bath with separate shower cubicle, vanity wash hand basin (white suite), radiator, heated towel rail, ceramic tiled floor, fully tiled walls.

## Separate WC

Low flush suite (white suite), ceramic tiled floor, fully tiled walls, radiator, wall mounted cupboard.

## Second Floor

### Landing

Fitted carpet, window to side, skylight.

### Master Bedroom (Bedroom Four)

22' x 12' 6" to extremes ( 6.71m x 3.81m to extremes )  
Fitted carpet, eaves cupboards, built-in storage cupboards, floor safe, three skylights, double glazed French windows to Juliet balcony with delightful views.

### En-Suite Shower Room / WC

Large shower cubicle, vanity wash hand basin with cupboard under, low flush WC (white suite), ceramic tiled floor, radiator, heated towel rail, fully tiled walls, storage cupboard.

## Outside

### Front Garden

Attractively brick paved providing off-street parking for 2-3 cars.

### Rear Garden

Approximately 55' of rear garden, laid to lawn, paved patio, side shared driveway to garage at rear.

### Garage

Brick built, power and lighting, up and over door.







welcome to

## Clovelly Gardens, Enfield

- No Chain
- Garage And Parking
- Two Bathrooms (One En-Suite)
- Large Fitted Kitchen / Breakfast Room
- Good Sized Dining Room

Tenure: Freehold EPC Rating: Awaiting

# £770,000



Please note the marker reflects the postcode not the actual property

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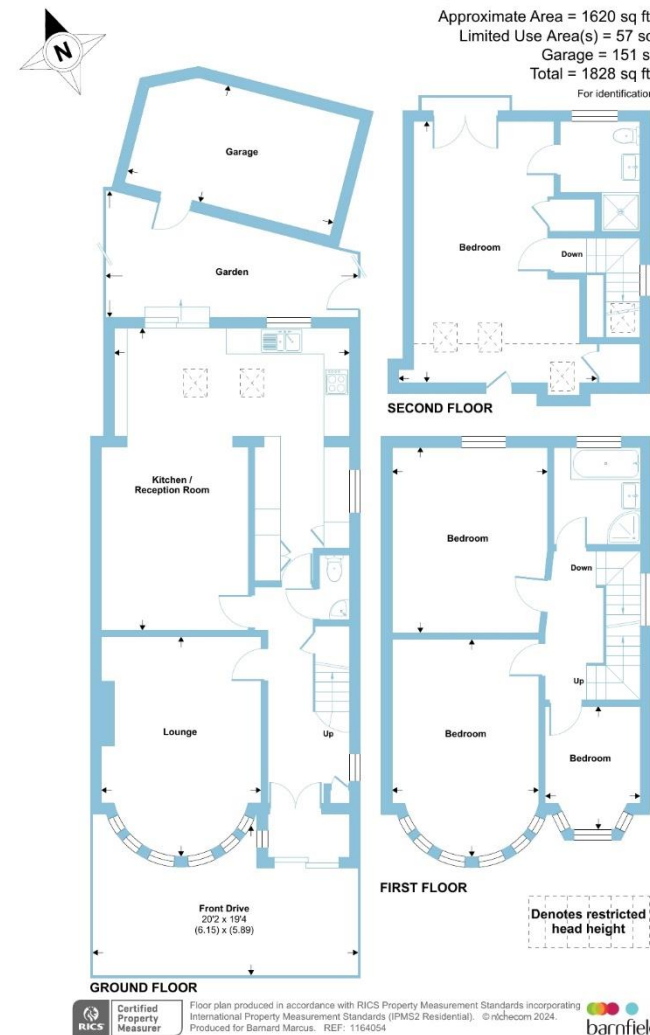
Property Ref:  
ENF104530 - 0002

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## Clovelly Gardens, Enfield, EN1

Approximate Area = 1620 sq ft / 150.5 sq m  
Limited Use Area(s) = 57 sq ft / 5.2 sq m  
Garage = 151 sq ft / 14 sq m  
Total = 1828 sq ft / 169.7 sq m  
For identification only - Not to scale



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