



Laura Close, Enfield, EN1 2DZ

welcome to
Laura Close, Enfield

Barnfields are extremely delighted to offer this spacious and attractive, modern three bedroom house, in one of Enfield's most sought after tree lined cul-de-sacs, within level walking distance of Enfield Town multiple shopping centre and rail stations (Liverpool Street and Moorgate Lines). Good schools are also close at hand.



Entrance Hall

Laminate floor, two radiators, built-in coat cupboard.

Cloakroom / WC

Low flush WC, bracket wash hand basin (white suite), laminate floor, fully tiled walls.

Lounge

20' 2" x 15' (6.15m x 4.57m)
Fitted carpet, two radiators, double glazed French windows to garden.

Dining Room

13' 8" into bay x 9' 9" (4.17m into bay x 2.97m)
Laminate floor, radiator, semi-circular bay window.

Kitchen

11' 6" x 7' 2" (3.51m x 2.18m)
Comprehensively fitted in natural wood units, comprising base units with worktops, inset gas hob unit, fume extractor hood over built-in oven, inset one and half bowl stainless steel sink unit, integrated dishwasher, washing machine and fridge-freezer, breakfast bar.

First Floor

Landing

Fitted carpet, very large walk-in storage cupboard, access to loft via built-in ladder.

Bedroom One

15' 1" x 10' 8" (4.60m x 3.25m)
Fitted carpet, radiator.

Dual Aspect Bedroom Two

14' 5" x 10' 6" (4.39m x 3.20m)
Fitted carpet, radiator, range of built-in wardrobe cupboards.

Bedroom Three

14' 9" x 9' 2" (4.50m x 2.79m)
Fitted carpet, radiator, built-in wardrobe cupboard.

Spacious Bathroom / WC

Panelled bath with mixer taps and shower attachment, shower curtain and rail, his and hers wash hand basins with cupboards under, low flush WC (white suite), laminate floor, fully tiled walls, cupboard housing combination gas central heating boiler.

Outside

Garage

18' 6" x 9' 7" (5.64m x 2.92m)
Large detached garage to front, up and over door, power and lighting, adjacent parking space/driveway and small delightful patio area in front of property.

Rear Garden

Approximately 30' of delightfully secluded rear garden with decked patio, mainly gravelled with flower and shrub borders, rear pedestrian access onto Village Road.



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welcome to

Laura Close, Enfield

- Large Attractive Lounge
- Separate Dining Room
- No Chain
- Secluded Leafy Rear Garden
- Large Detached Garage, Own Drive

Tenure: Freehold EPC Rating: C

£650,000



Please note the marker reflects the postcode not the actual property

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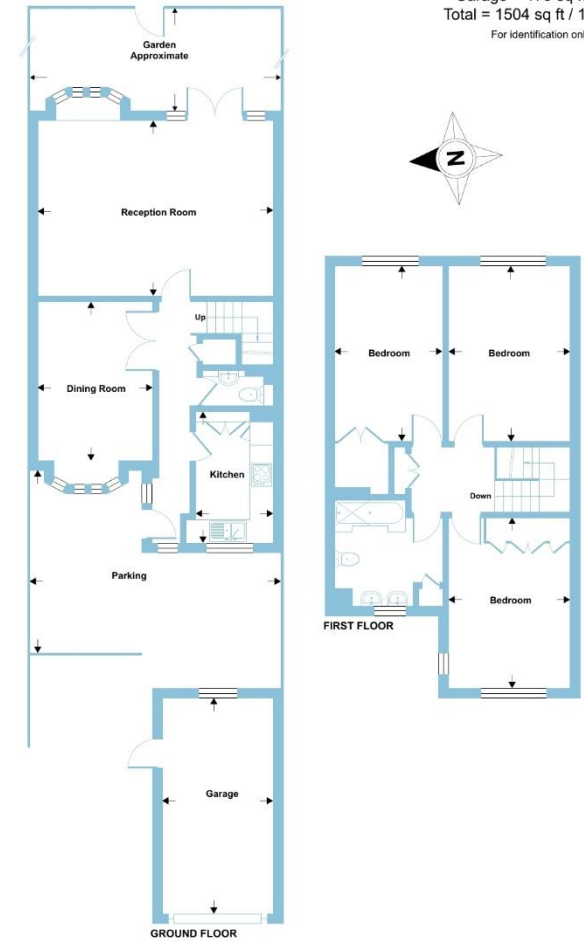
Property Ref:
ENF104586 - 0003

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Approximate Area = 1331 sq ft / 123.6 sq m
Garage = 173 sq ft / 16 sq m
Total = 1504 sq ft / 139.6 sq m
For identification only - Not to scale



RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023.
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