



Seaford Road, Enfield, EN1 1NT

welcome to
Seaford Road, Enfield

Situated in this popular residential turning, just minutes from Enfield Town with its multiple shopping facilities, rail station (Liverpool Street Line), parks, schools and access to the A10 and M25, a bright and spacious Victorian character house offered on a chain free basis.

The property is well presented and has many pleasing features.



Entrance Hall

Fitted carpet, sunken mat, coving to ceiling, gas wall heater.

Lounge

25' 4" x 9' 9" (7.72m x 2.97m)

Fitted carpet, coving to ceiling, attractive gas fire with stone surround and hearth with mantel over, understairs storage cupboard, door to kitchen.

Dual Aspect Kitchen

12' 2" x 8' 4" (3.71m x 2.54m)

Fitted in a range of base and wall cupboards with a single bowl stainless steel sink and drainer, inset contrasting worksurface, tiled splashback, plumbing for washing machine, breakfast bar, space for fridge and freezer, integrated gas hob with extractor fan over, electric oven and grill, casement door to garden.

First Floor

Landing

Fitted carpet, coving to ceiling, access to loft.

Bedroom One

13' 4" max x 10' 9" (4.06m max x 3.28m)

Fitted carpet, coving to ceiling, two double built-in wardrobe cupboards.

Bedroom Two

12' 2" x 7' 10" max (3.71m x 2.39m max)

Fitted carpet, coving to ceiling, double built-in wardrobe cupboard.

Bathroom

12' 2" x 8' 5" (3.71m x 2.57m)

Low flush WC, pedestal basin, panelled bath, part tiled walls, gas wall heater, airing cupboard with hot water tank, fitted carpet.

Outside

Front Garden

Paved with brick retaining wall.

Rear Garden

Mature and well tended with well stocked flower and shrub beds, paved patio, timber shed, laid to lawn, additional large timber shed to rear.



view this property online barnfields.co.uk/Property/ENF104535







welcome to

Seaford Road, Enfield

- Spacious Through Lounge
- Good Sized Fitted Kitchen
- Two Double Bedrooms
- Mature And Well Maintained Rear Garden
- Chain Free

Tenure: Freehold EPC Rating: G

£475,000



Please note the marker reflects the postcode not the actual property

check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



Property Ref:
ENF104535 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



Seaford Road, Enfield, EN1

Approximate Area = 851 sq ft / 79 sq m
Outbuildings = 50 sq ft / 4.6 sq m
Total = 901 sq ft / 83.6 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: 1167069




barnfields



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



[barnfields.co.uk](https://www.barnfields.co.uk)