



Percival Road, Enfield, EN1 1QU

welcome to
Percival Road, Enfield

Barnfields are delighted to offer for sale this deceptively spacious, three bedroom terraced house with the added bonus of garden lodge.

The property is located close to good bus routes, access to Enfield Town shopping centre and the A10, as well as local primary and secondary schools.



Hallway

Wooden laminate flooring, dado rails, radiator.

Reception Room One

12' x 10' 10" (3.66m x 3.30m)

Wooden laminate flooring, attractive cast iron fireplace with slate heath, range of built-in cupboards/storage, double glazed windows to front, radiator.

Dining Room

14' 1" x 11' 11" (4.29m x 3.63m)

Wooden laminate flooring, attractive cast iron fireplace, built-in cupboard, double glazed window to rear, radiator, double doors to:-

Kitchen

11' 1" x 7' 10" (3.38m x 2.39m)

With a range of fitted white wall and base units with toning worktops, stainless steel sink and drainer, space for range style cooker, space for fridge/freezer, tiled flooring, spotlights, glass splashbacks, wall mounted boiler, double glazed window to rear, double glazed door to:-

Double Glazed Conservatory

13' 3" x 7' 11" at widest (4.04m x 2.41m at widest)

An L shaped wrap around room mostly glazed with utility area, plumbing for a washing machine and with space for a tumble dryer, wooden laminate flooring, radiator doors to garden.

First Floor

Hallway

Fitted carpet, loft hatch opening to loft storage space.

Bedroom One

14' 1" x 12' (4.29m x 3.66m)

Wooden laminate flooring, double glazed window to front, built-in wardrobes, radiator.

Bedroom Two

11' 1" x 7' 11" (3.38m x 2.41m)

Wooden laminate flooring, double glazed window to rear, radiator.

Bedroom Three

8' 10" x 7' 4" (2.69m x 2.24m)

Fitted carpet, double glazed window to rear, radiator.

Bathroom

Panelled bath with shower attachment, low level WC, hand basin with cupboards beneath, spotlights, laminate flooring, part tiled walls, chrome heated towel rail, extractor.

Outside

Rear Garden

Paved patio area with mature tree and shrub borders.

Lodge

15' 10" x 12' 3" (4.83m x 3.73m)

An excellent and versatile space with sliding double glazed doors, three skylights, built-in cupboard and wardrobes, spotlights, power and door to:-

WC

Low level WC, wash hand basin.



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welcome to

Percival Road, Enfield

- Superb Garden Lodge With WC
- Two Reception Rooms
- Modern Fitted Kitchen
- Wrap Around Conservatory
- Three Bedrooms

Tenure: Freehold EPC Rating: D

offers in excess of

£500,000



Please note the marker reflects the postcode not the actual property

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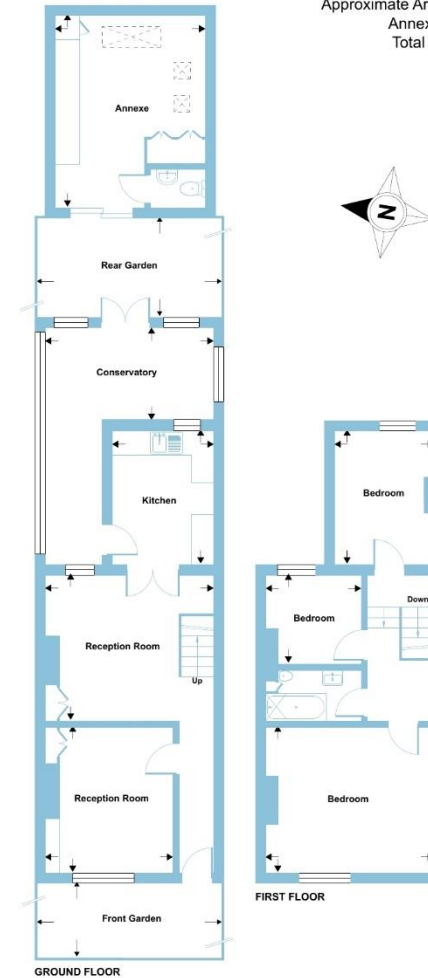
Property Ref:
ENF104579 - 0003

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Approximate Area = 1055 sq ft / 98 sq m
Annexe = 195 sq ft / 18.1 sq m
Total = 1250 sq ft / 116.1 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). © nchecom 2024. Produced for Barnard Marcus. REF: 1168971



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