



Poynter Road, Enfield, EN1 1DL

welcome to
Poynter Road, Enfield

Situated in this popular residential tree lined turning, just minutes from local shops, schools, Bush Hill Park Rail Station, parks and within easy access of both the A10 with its multiple shopping facilities and Enfield Town, a delightful three bedroom Victorian property which is offered on chain free basis.

The property has many pleasing features.



Entrance Hall

Wood effect floor, double radiator, understairs storage recess, part ceramic tiled floor.

Lounge

13' 6" into bay x 11' 8" max (4.11m into bay x 3.56m max)
Wood effect floor, double radiator, coving to ceiling, brick fireplace.

Dining Room

12' 1" x 9' 4" max (3.68m x 2.84m max)
Wood effect floor, double radiator, coving to ceiling.

Kitchen

11' 1" max x 9' 5" (3.38m max x 2.87m)
Fitted in a range of matching gloss grey wall and base units with single bowl stainless steel sink inset to quartz worksurface and drainer, tiled splashback, space for fridge freezer, integrated electric oven and gas hob over, extractor fan, double radiator, sunken spotlights to ceiling, ceramic tiled floor, access to utility room.

Utility Room

Irregular Shaped Room 9' 8" max x 5' 8" max (2.95m max x 1.73m)
Plumbing for washing machine beneath worksurface, base cupboards, wall mounted gas central heating boiler, ceramic tiled floor, door to conservatory.

Conservatory

9' 11" x 9' 2" (3.02m x 2.79m)
Ceramic tiled floor, double glazed casement door to garden, door to:-

Cloakroom / WC

Low flush WC, bracket basin, window to side, ceramic tiled floor.

First Floor

Landing

Fitted carpet, access to loft.

Bedroom One

15' 2" max x 11' 4" (4.62m max x 3.45m)
Fitted carpet, radiator, access to loft.

Bedroom Two

12' 2" max x 9' 6" max (3.71m max x 2.90m max)
Fitted carpet, double built-in wardrobe cupboard.

Bedroom Three

9' 8" max x 8' 5" (2.95m max x 2.57m)
Fitted carpet, double radiator.

Spacious Family Bathroom

Low flush WC, pedestal basin, panelled bath with mixer tap, fully tiled walls and floor, heated towel rail, extractor fan, two windows to side.

Outside

Front Garden

Brick retaining wall.

Rear Garden

Approximately 30'.



view this property online barnfields.co.uk/Property/ENF104606







welcome to

Poynter Road, Enfield

- Chain Free
- Bright Lounge
- Spacious Dining Room
- Conservatory
- Three Bedrooms

Tenure: Freehold EPC Rating: D

offers over

£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:
ENF104606 - 0002

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.

Poynter Road, Enfield, EN1

Approximate Area = 1155 sq ft / 107.3 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). © nichcom 2024. Produced for Barnard Marcus. REF: 1175346



020 8363 3394



info@barnfields.com



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



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