



**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'.



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welcome to

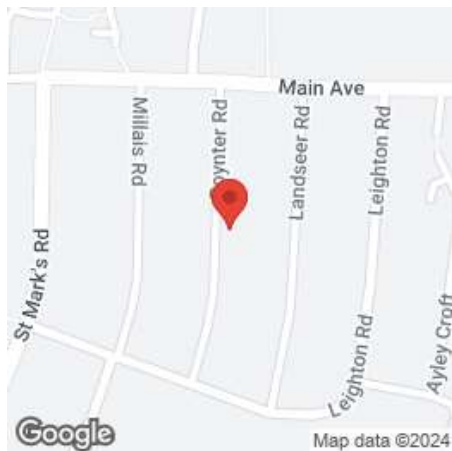
## Poynter Road, Enfield

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

Tenure: Freehold EPC Rating: D

Offers In Excess Of

**£450,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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