



Southbury Road, Enfield, EN1 1QZ

welcome to

Southbury Road, Enfield

Barnfields are pleased to offer for sale this three bedroom mid terraced house in a most convenient location, close the A10 with its abundance of retail parks, good schools and Enfield Town multiple shopping centre.

The property offers scope to extend into the loft space and also at the rear (subject to relevant planning permissions).



Hallway

Laminate flooring, radiator.

Front Reception Room

14' 3" x 11' 6" (4.34m x 3.51m)

Laminate flooring, double glazed windows to front, picture rails, original tiled fireplace with wooden surround, radiator.

Rear Reception Room

12' 1" x 10' 3" (3.68m x 3.12m)

Laminate flooring, double glazed windows and door to garden, tiled fireplace with wooden surround, picture rails, radiator.

Kitchen

8' 5" x 6' 10" (2.57m x 2.08m)

Range of fitted wall and base units stainless steel sink and drainer, space for oven and fridge freezer, vinyl flooring, double glazed window and door to garden.

First Floor

Landing

Fitted carpet, loft hatch opening to loft storage space.

Bedroom One

14' 4" x 10' 11" (4.37m x 3.33m)

Laminate flooring, double glazed window to front with fitted shutters, column radiator, range of built-in wardrobes, picture rails.

Bedroom Two

12' 2" x 10' 11" (3.71m x 3.33m)

Laminate flooring, radiator, built-in wardrobes, picture rails, radiator

Bedroom Three

8' 10" x 6' 4" (2.69m x 1.93m)

Laminate flooring, radiator, double glazed window to front.

Bathroom

Panelled bath with shower and screen, low level WC, hand basin with cupboards beneath, part tiled walls, vinyl flooring, double glazed windows to rear.

Outside

Garden

Patio area to front, rest lawn.

Garage

Garage to rear with up and over door, entrance via a rear access road.



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welcome to

Southbury Road, Enfield

- Three Bedrooms
- Two Reception Rooms
- Fitted Kitchen
- Garage To Rear
- Close To The A10

Tenure: Freehold EPC Rating: E

offers in excess of

£480,000



Please note the marker reflects the postcode not the actual property



Southbury Road, EN1

Approximate Area = 910 sq ft / 84.5 sq m

Garage = 286 sq ft / 26.6 sq m

Total = 1196 sq ft / 111.1 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus. REF: 1169880



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Property Ref:
ENF104563 - 0004

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020 8363 3394



info@barnfields.com



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



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