



Padstow Road, Enfield, EN2 8BU



welcome to
Padstow Road, Enfield

Barnfields are delighted to offer for sale this deceptively spacious, three bedroom terraced family house in a quiet residential turning within walking distance Gordon Hill Overground Station (Moorgate Line), Enfield Town Shopping Centre and close to the new Wren Academy Secondary School and One Degree Primary School.

The property is offered in very good condition throughout and must be viewed to be fully appreciated.



Hallway

Laminate flooring, understairs storage cupboard, radiator.

WC

Low Level WC, wall mounted hand basin, tiled flooring, double glazed window to side.

Office / Reception Room Two

17' 11" x 7' 9" (5.46m x 2.36m)

Originally the garage with laminate flooring, double glazed window to front, radiator.

Rear Lounge

20' 2" x 11' 7" (6.15m x 3.53m)

Laminate flooring, radiator, double glazed windows to rear plus double glazed sliding patio doors opening to the garden.

Kitchen

11' 5" x 8' 7" (3.48m x 2.62m)

Range of white fitted wall and base units with matching white worktops and contrasting tiled splashbacks, ceramic induction hob with extractor above, built-in eye level double oven, integrated washing machine, dishwasher and fridge/freezer, tiled floor, double glazed windows to front.

First Floor

Landing

Fitted carpet, radiator on half landing, double glazed window to side, loft hatch opening to loft storage space.

Bedroom One

12' 3" x 10' 4" (3.73m x 3.15m)

Laminate flooring, double glazed windows to rear, radiator.

Bedroom Two

15' 2" x 9' 7" (4.62m x 2.92m)

Laminate flooring, double glazed windows to rear, radiator.

Bedroom Three

9' x 8' 5" (2.74m x 2.57m)

Laminate flooring, double glazed windows to front, radiator.

Bathroom

Fully tiled step-in shower unit, low level WC with concealed cistern, contemporary glass hand basin, hand basin, panelled bath, fully tiled walls and floor, built-in cupboard, double glazed windows to rear, spotlights.

Outside

Garden

A pretty rear garden with decked area to front, rest laid to lawn with tree and shrub borders, garden shed.

Parking And Front Garden

There is an off-street parking space to the front of the property. Please note that this land is currently owned by Enfield Council.

NB

Please note this property has a Steel Frame structure. Having successfully sold a fair amount of these properties recently, Barnfields are happy to advise on which lender will be best option for you to use. Please discuss with one of our listers.



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welcome to

Padstow Road, Enfield

- Spacious Rear Lounge
- Additional Study / 2nd Reception Room
- Modern Fitted Kitchen
- Downstairs WC
- Chain Free

Tenure: Freehold EPC Rating: C

Offers In Excess Of

£550,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF104541 - 0004

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Approximate Area = 1126 sq ft / 104.6 sq m
Outbuilding = 42 sq ft / 3.9 sq m
Total = 1168 sq ft / 108.5 sq m
For identification only - Not to scale



Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024.
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