

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' $3" \times 10' 4" (3.73m \times 3.15m)$ 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.





















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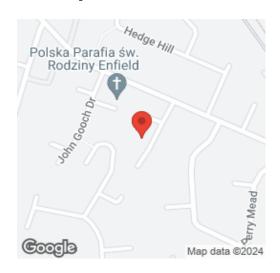
Padstow Road, Enfield

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

Tenure: Freehold EPC Rating: C

Offers Over

£535,000



Please note the marker reflects the postcode not the actual property

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Property Ref: ENF104541 - 0006 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.

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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





tional Property Measurement Standards (IPMS2 Residential). © ntchecom 2024, sed for Barnard Marcus. REF: 1159026







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