



**Browning Road, Enfield, EN2 0EW**

**welcome to**  
**Browning Road, Enfield**

Barnfields are delighted to offer for sale this fantastic four bedroom semi-detached house in a sought after location, close to Hilly Fields Country Park, Gordon Hill Station and local shops on Lancaster Road. The property has been extended and remodelled to a high standard throughout by the current vendors and must be viewed to be fully appreciated.



### Front Lounge

16' 8" x 13' 4" ( 5.08m x 4.06m )  
Solid wood flooring, double glazed bay window to front with fitted shutters, open fireplace recess, radiator, attractive circular window to front, spotlights, open to:-

### Dining Room

12' 7" x 10' ( 3.84m x 3.05m )  
Continued solid wood flooring, radiator, spotlights, double doors opening to:-

### Kitchen

14' 2" x 10' 9" ( 4.32m x 3.28m )  
Range of fitted dark wood units with toning worktops, ceramic sink, space for a range style cooker and American style fridge/freezer, plumbing washing machine and dishwasher, double glazed bi-folds opening to the garden, double glazed window to rear, tiled flooring with underfloor heating, spotlights, door to:-

### Utility Room

Range of base units with toning work tops, plumbing for washing machine and space for a tumble dryer, spotlights.

### Downstairs WC

Low level WC, wall mounted hand basin tiled flooring, wall mounted boiler.

### First Floor

#### Landing

Fitted carpet.

#### Bedroom Two

10' 4" x 10' 3" ( 3.15m x 3.12m )  
Fitted carpet, double glazed windows to front with fitted shutters, radiator, understairs cupboard.

#### Bedroom Three

12' 7" x 8' 9" ( 3.84m x 2.67m )  
Fitted carpet, double glazed windows to rear with fitted shutters, radiator.

#### Bedroom Four

9' 9" x 6' 11" ( 2.97m x 2.11m )  
Fitted carpet, double glazed windows to front with fitted shutters, radiator.

#### Bathroom

Panelled bath, low level WC hand basin with cupboards beneath, part tiled walls, tiled floor, double glazed windows to front, chrome heated towel rail.

### Second Floor

#### Bedroom One - Master Bedroom

19' 9" x 15' 9" ( 6.02m x 4.80m )  
Fitted carpet, tiled area with freestanding bath, double glazed bi-fold doors and floor to ceiling window to rear with Juliet balcony, column radiators, spotlights, open storage area (perfect for shoes) with wardrobe, Velux window, eaves storage cupboard, door to:-

#### En-Suite

Step-in shower unit, low level WC, wall mounted hand basin with cupboards beneath, Velux window, fully tiled walls and floor, spotlights.

#### Outside

#### Rear Garden

An immaculate rear garden with patio areas to front and rear, raised flower beds, central artificial lawn, gate giving side access.

#### Garden Lodge

10' 11" x 10' 8" ( 3.33m x 3.25m )  
A versatile brick built room with laminate flooring, spotlights, power and outside light, double glazed bi-fold doors, storage cupboard internally and external door opening to additional storage space with power for tumble dryer etc.



**view this property online** [barnfields.co.uk/Property/ENF104585](http://barnfields.co.uk/Property/ENF104585)







welcome to

## Browning Road, Enfield

- Four Bedrooms
- Two Reception Rooms
- Versatile Garden Room
- Utility Room
- Two Bathrooms

Tenure: Freehold EPC Rating: D

Offers In Excess Of

**£700,000**



Please note the marker reflects the postcode not the actual property

check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



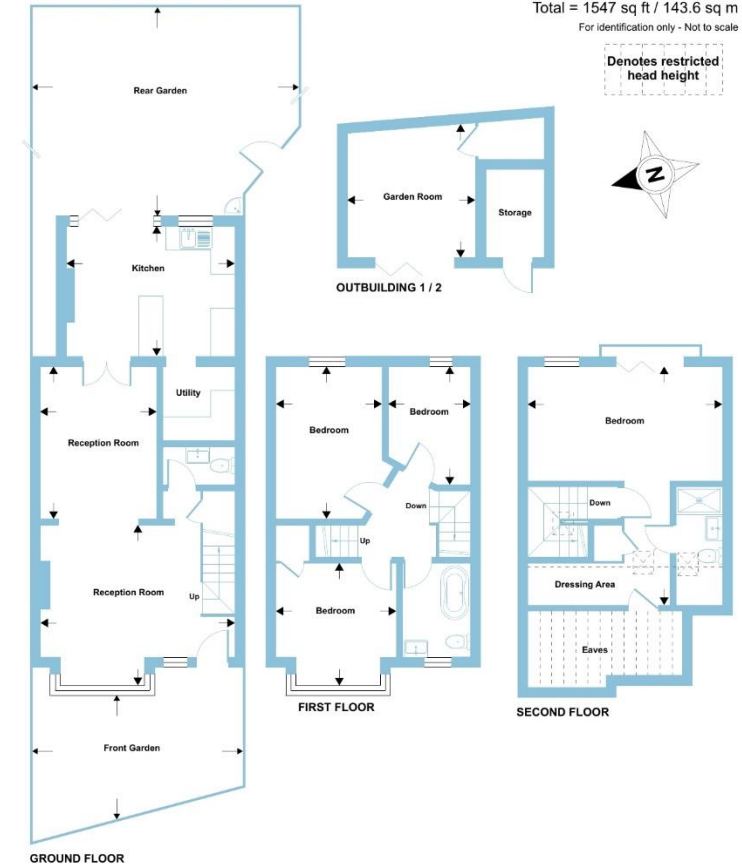
Property Ref:  
ENF104585 - 0004

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.

## Browning Road, Enfield, EN2

Approximate Area = 1246 sq ft / 115.7 sq m  
Limited Use Area(s) = 133 sq ft / 12.3 sq m  
Outbuilding = 168 sq ft / 15.6 sq m  
Total = 1547 sq ft / 143.6 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). © nichecom 2024. Produced for Barnard Marcus. REF: 1175465



**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



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



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