



**Forsyth Place, Enfield, EN1 2EP**

**welcome to**  
**Forsyth Place, Enfield**

Barnfields have great pleasure in offering for sale this rarely available and particularly spacious, five bedroom extended end terraced townhouse located in a quiet residential cul-de-sac just off Village Road. The property is located close to Bush Hill Park Station (Liverpool Street Line) Enfield Town Shopping Centre, as well as the popular Raglan Primary School and both Enfield Grammar and Enfield County Secondary Schools.

The accommodation has been modernised to a high standard throughout by the current owners and must be viewed to be fully appreciated!



## Hallway

Solid wood flooring, radiator.

## Garage / Storage Space

18' 3" x 12' 2" max ( 5.56m x 3.71m max )

A generous space with plumbing for two washing machines and space for a tumble dryer, plus Megaflow in storage cupboard.

## Shower Room

Fully tiled step-in shower unit, low level WC, wall mounted hand basin, tiled floor with underfloor heating.

## Kitchen / Breakfast Room

20' 5" x 11' 1" ( 6.22m x 3.38m )

A John Lewis fitted kitchen with a range of wall and base units with corian worktops and upstands, space for fridge/freezer, integrated dishwasher, ceramic hob with extractor above and tiled splashback, built-in single oven, double glazed windows to rear, double glazed door to garden, wooden floor, radiator, doorway to:-

## Lounge

18' 6" x 12' 10" ( 5.64m x 3.91m )

Solid wood flooring, radiator, double glazed window to front, double glazed bi-fold doors opening to the garden.

## First Floor

### Landing

Fitted carpet, double glazed window to front, storage cupboard.

### Bedroom One

21' 9" x 11' 1" ( 6.63m x 3.38m )

Fitted carpet, two lots of double glazed windows to rear, radiator, doors to:-

### Dressing Room

Wooden floor, built-in wardrobes, double glazed window to front.

### En-Suite

Step-in shower unit, low level WC, wall mounted wash hand basin, fully tiled walls and floor, double glazed window to front, heated towel rail.

### Bedroom Three / Second Lounge

22' 6" x 12' max ( 6.86m x 3.66m max )

A versatile room which could also be a lounge, laminate flooring, dual aspect with double glazed windows to front and rear, two radiators, spotlights.



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## Second Floor

### Landing

Fitted carpet, loft hatch opening to boarded loft storage space.

### Bedroom Two

23' 1" x 11' ( 7.04m x 3.35m )

Bedroom Two mirrors Bedroom One.

Fitted carpet, two lots of double glazed windows to rear, radiator, loft hatch opening to boarded loft storage space, doors to:-

### Dressing Room

Wooden floor, built-in wardrobes, double glazed window to front.

### En-Suite

Step-in shower unit, low level WC, wall mounted wash hand basin, fully tiled walls and floor, double glazed window to front, heated towel rail.

### Bedroom Four

14' 3" max x 10' 10" ( 4.34m max x 3.30m )

Double glazed windows to front, radiator, fitted carpet.

### Bedroom Five

10' 2" x 7' 10" ( 3.10m x 2.39m )

Double glazed windows to rear, radiator, laminate flooring.

### Bathroom

Panelled bath with shower over, low level WC, wall mounted hand basin, fully tiled walls and floor, double glazed window to side, heated towel rail.

### Outside

#### Rear Garden

A secluded landscaped rear garden with patio area to front and rear, lawn with mature tree and shrub borders, side access gate.

#### Off-Street Parking

Paved off-street parking to the front with space for two cars.

#### Large Communal Garden

To the front of the property is a large lawned communal area which is maintained by the residents via a small annual charge - please ask agent for more details.













welcome to

## Forsyth Place, Enfield

- Five Bedrooms
- Three Bathrooms
- Ground Floor Shower Room
- Garage / Storage Space
- Off-Street Parking

Tenure: Freehold EPC Rating: C

# £965,000



Please note the marker reflects the postcode not the actual property

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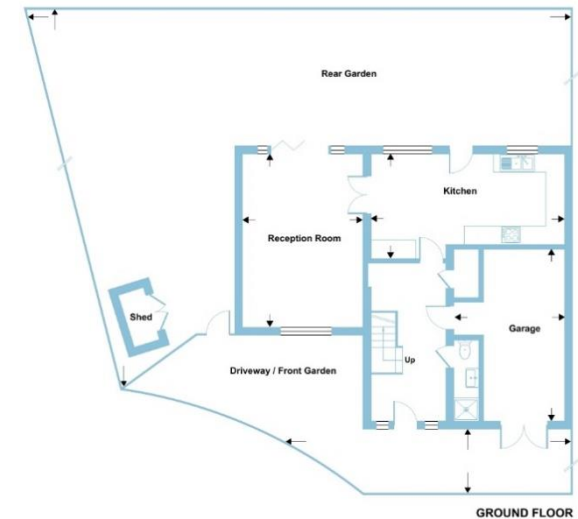
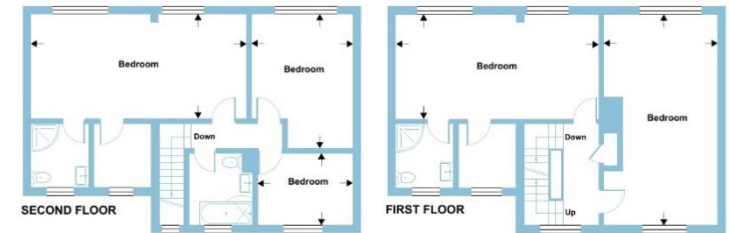
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## Forsyth Place, Enfield, EN1

Approximate Area = 2089 sq ft / 194 sq m  
Garage = 170 sq ft / 15.7 sq m  
Outbuilding = 17 sq ft / 1.5 sq m  
Total = 2276 sq ft / 211.2 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). ©ricshcom 2024. Produced for Barnard Marcus. REF: 1175819



  
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