



Melbourne Way, Enfield EN1 1XF

welcome to

Melbourne Way, Enfield

Beautifully appointed and rarely available, three bedroom family house situated in this quiet residential, tree lined turning, just minutes from local shops, schools, parks and Bush Hill Park Rail Station (Liverpool Street Line) and within easy access of both the M25, A10 with its abundance of retail facilities and Enfield Town with its multiple shopping centre.

The property has been extended and beautifully modernised by the current vendors and has many pleasing features.



Porch

Double Glazed with tiled floor.

Entrance Hall

Wood effect floor, column radiator, sunken spotlights to ceiling, understairs storage cupboard.

Lounge

13' 8" x 11' 4" (4.17m x 3.45m)

Wood effect floor, two column radiators, sunken spotlights to ceiling, open planned to Kitchen / dining room.

Kitchen / Dining Room

21' 6" x 17' 1" (6.55m x 5.21m)

Finished in a range of matching light grey base, wall and larder cupboards with one and a half bowl sink inset to marble worksurface and drainer with hob and extractor fan over.

Matching island and breakfast bar, integrated oven and grill, dish washer and washing machine with space for fridge/freezer, wood effect floor, column radiator, sunken spotlights to ceiling. column radiator, patio doors to garden.

First Floor Landing

Fitted carpet, access to loft.

Bedroom One

13' 7" into bay x 10' 10" (4.14m into bay x 3.30m)

Wood effect floor, two radiators, bay window.

Bedroom Two

11' 9" x 10' 10" (3.58m x 3.30m)

Wood effect floor, double radiator.

Bedroom Three

7' 9" x 6' 5" (2.36m x 1.96m)

Wood effect floor, double radiator, bay window, double built in wardrobe cupboard.

Bathroom

Marble tiled floor and walls, vanity basin, low flush WC, double shower cubicle with sliding door, extractor fan.

Outside

Front Garden

Brick paved, providing off street parking for two cars.

Rear Garden

South facing, laid to lawn, timber shed, large covered paved patio, rear pedestrian access, tap, power points and lighting.



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Melbourne Way, Enfield

- 21'6 x 17' Kitchen Dining Room
- South Facing Rear Garden
- Off Street Parking
- Beautifully Remodelled Throughout
- Close To Good Schools

Tenure: Freehold EPC Rating: Awaiting

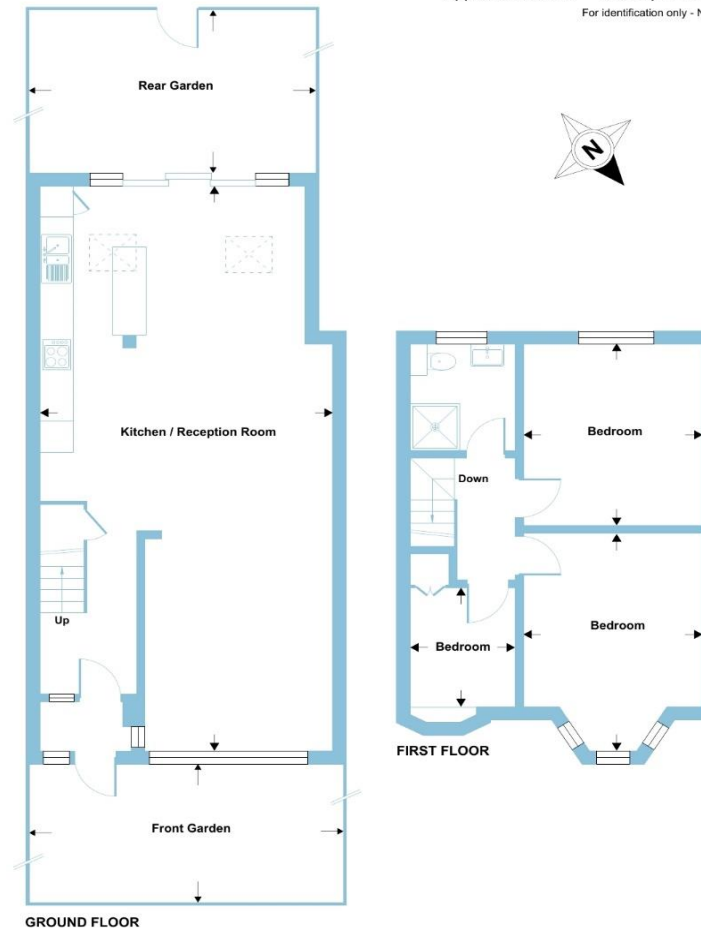
£600,000



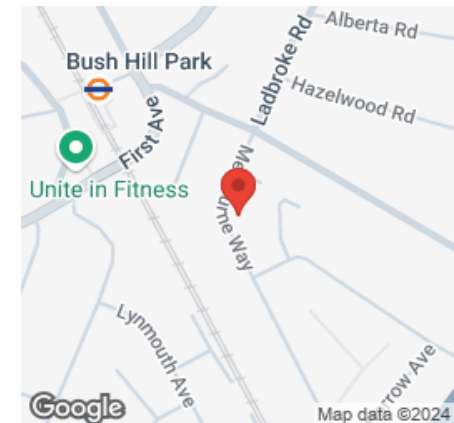
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Approximate Area = 1054 sq ft / 97.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (PMS2 Residential). © nichecom 2024. Produced for Barnard Marcus. REF: 1188817



Please note the marker reflects the postcode not the actual property

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