



River View, Enfield, EN2 6PX

welcome to

River View, Enfield

Barnfields are extremely pleased to present this beautiful period home, overlooking the picturesque old section of The New River in Enfield's stunning Conservation area, within short level walking distance of Enfield Town multiple shopping centre and Enfield Chase Rail Station (Moorgate Line).

The extremely well presented accommodation features:-



Entrance Hall

Stripped floor, radiator, understairs storage cupboard.

Lounge

13' into bay x 11' 7" (3.96m into bay x 3.53m)
Overlooking river, stripped floor, radiator, handsome cast iron fireplace with wooden mantel.

Dining Room / Office

11' 6" x 9' 9" (3.51m x 2.97m)
Stripped floor, radiator, attractive cast iron fireplace with wooden mantel.

Morning Room

11' 4" x 10' (3.45m x 3.05m)
Stripped floor, radiator, cast iron fireplace, built-in storage cupboard, leads into:-

Kitchen

10' x 6' (3.05m x 1.83m)
Beautifully fitted in delightful units, comprising base units with quartz worktops, inset butler sink unit, inset gas hob unit, built-in oven, matching wall cabinets, cupboard housing combination central heating boiler, plumbing for washing machine and dishwasher, vinyl floor, door to garden.

First Floor

Landing

Bedroom One

15' 3" x 10' 4" (4.65m x 3.15m)
Fitted carpet, radiator, handsome cast iron fireplace with original tiled slips.

Bedroom Two

11' 5" x 10' (3.48m x 3.05m)
Fitted carpet, radiator, cast iron fireplace with original tiled slips.

Bedroom Three

9' 10" x 9' 2" (3.00m x 2.79m)
Fitted carpet, radiator.

Bathroom / WC

Superb spacious Victorian style bathroom with roll top bath, mixer taps and shower attachment, large overhead shower, bracket wash hand basin with cupboards and drawers under, low flush WC (white suite), part fully tiled and part half tiled walls, attractive ceramic tiled floor with underfloor heating, heated towel rail.

Outside

Rear Garden

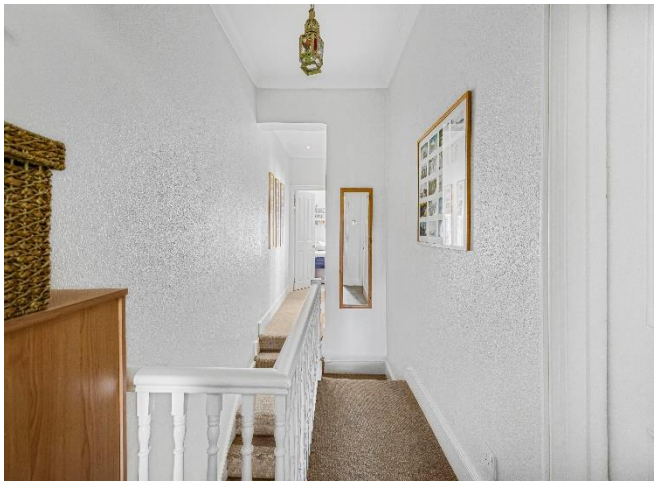
Charming cottage style rear garden, west facing, patio, synthetic lawn, brick built shed, rear pedestrian access.



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welcome to

River View, Enfield

- Original Stripped Floorboards
- Complete Chain Above
- Elegant Dining Room
- Morning Room
- Attractive Lounge And Master Bedroom With Views Overlooking River
- Conservation Area
- West Facing Cottage Style Garden

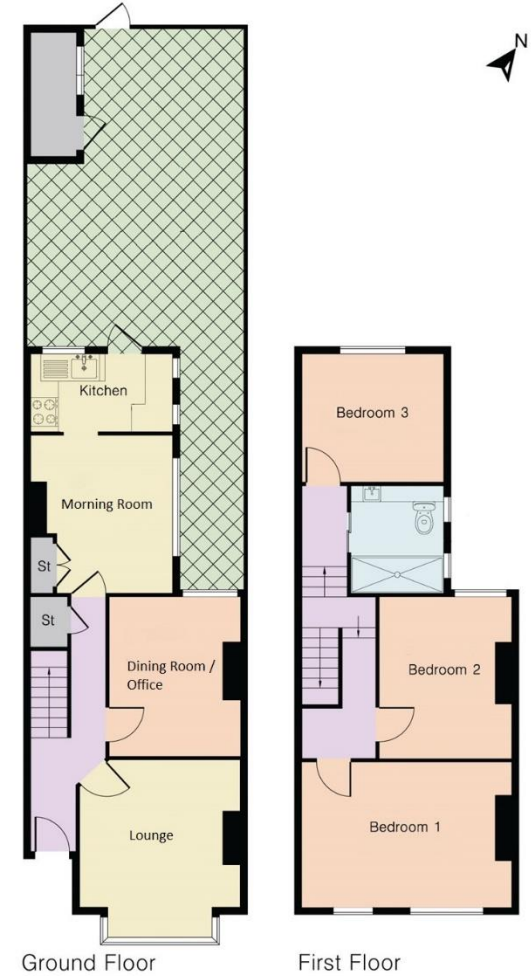
Tenure: Freehold EPC Rating: D

£725,000



Please note the marker reflects the postcode not the actual property

Approximate Gross Internal Area 1025 sq ft – 96 sq m
Ground Floor Area 514 sq ft – 48 sq m
First Floor Area 511 sq ft – 48 sq m



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Property Ref:
ENF104591 - 0004

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