



**Wellington Road, Enfield, EN1 2PE**



**welcome to**  
**Wellington Road, Enfield**

A superb Mews style terraced house in one of Enfield's most sought after tree lined turnings, within a conservation area, close to Enfield Town multiple shopping centre with its rail stations (Moorgate Line and Liverpool Street Lines). Good schools are also close at hand.

The deceptively spacious accommodation must be viewed to be fully appreciated and just some of its many pleasing features include:-



### **Entrance Lobby**

To:-

### **Entrance Hall**

Fitted carpet, understairs storage cupboard, coat cupboard/second storage cupboard.

### **Cloakroom / WC**

Low flush WC, bracket wash hand basin, radiator.

### **Lounge / Dining Room**

18' 8" max x 16' 8" ( 5.69m max x 5.08m )

Fitted carpet, two radiators, serving hatch to kitchen, casement door to garden.

### **Kitchen**

13' x 9' 10" ( 3.96m x 3.00m )

Comprehensively fitted comprising double bowl stainless steel sink unit with cupboards under, matching base units with worktops, matching wall cabinets, wall mounted gas central heating boiler.

### **First Floor**

#### **Landing**

Fitted carpet, airing cupboard housing lagged copper cylinder hot water tank with immersion heater, access to loft.

#### **Bedroom One**

18' 6" max x 10' ( 5.64m max x 3.05m )

Fitted carpet, radiator, four double built-in wardrobe cupboards.

#### **Bedroom Two**

13' 2" x 10' ( 4.01m x 3.05m )

Fitted carpet, radiator.

#### **Bedroom Three**

12' x 6' 6" ( 3.66m x 1.98m )

Fitted carpet, radiator.

#### **Bathroom**

Panelled bath, vanity wash hand basin, low flush WC, separate shower cubicle (blue suite), fitted carpet, radiator.

#### **Outside**

#### **Communal Lawn**

Delightful communal lawn to the front of the properties.

#### **Rear Garden**

Charming rear garden laid to lawn, flower and shrub borders, door into garage.

#### **Garage**

17' 4" x 7' 9" ( 5.28m x 2.36m )

Up and over door, rear vehicular access.



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welcome to

## Wellington Road, Enfield

- Spacious Attractive Lounge / Dining Room
- No Chain
- Three Bedrooms (All Good Sized)
- Large Garage With Rear Access
- Delightful Rear Garden

Tenure: Freehold EPC Rating: D

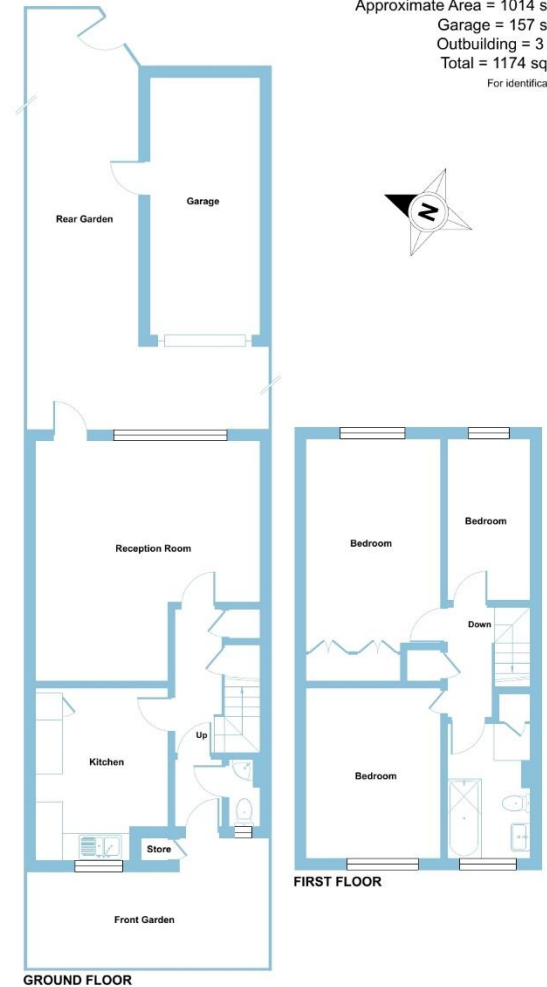
**£580,000**



Please note the marker reflects the postcode not the actual property

## Wellington Road, Enfield, EN1

Approximate Area = 1014 sq ft / 94.2 sq m  
Garage = 157 sq ft / 14.5 sq m  
Outbuilding = 3 sq ft / 0.2 sq m  
Total = 1174 sq ft / 108.9 sq m  
For identification only - Not to scale



 Certified Property Measurer  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus. REF: 1101226. 



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Property Ref:  
ENF104124 - 0004

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