

**Cotswold Way, Enfield, EN2 7HD** 



# welcome to

# **Cotswold Way, Enfield**

Barnfields are pleased to offer this superb extended and remodelled, semi-detached family house in one of Enfield's most sought after cul-de-sacs, backing onto and with beautiful views over fields. Enfield Town multiple shopping centre and rail stations (Liverpool Street and Moorgate Lines) and Oakwood Underground Station (Piccadilly Line) are within easy reach. Excellent schools are also close at hand.







#### **Entrance Hall**

Engineered wood floor, easy rise turning staircase to first floor with storage/meter cupboard under.

# **Through Lounge**

# **Front Aspect**

15' x 11' 2" ( 4.57m x 3.40m )

Engineered wood floor, coving to ceiling, radiator.

#### **Rear Aspect**

11' x 9' 8" ( 3.35m x 2.95m )

Engineered wood floor, coving to ceiling, double radiator, sliding double glazed patio doors to garden/patio.

#### **Rear Reception Room**

25' 9" max x 11' 7" max ( 7.85m max x 3.53m max )

Engineered wood floor, double radiator, coving to ceiling, sliding doors to conservatory.

# **Dual Aspect Conservatory**

12' x 8' 10" ( 3.66m x 2.69m )

Double radiator, carpet, radiator, double glazed casement door to garden.

#### Kitchen

18' 10" max x 8' 10" max ( 5.74m max x 2.69m max )

Beautifully and comprehensively fitted in gloss white wall, base and larder units with contrasting worksurface, double integrated oven and grill, integrated hob with fume extractor fan, integrated sink to wooden worksurface, integrated fridge-freezer, dishwasher and washing machine, double radiator, vinyl tiled floor, double glazed casement door to garden.

#### **First Floor**

# Landing

Fitted carpet, window to front aspect and store cupboard.

# **Bedroom One**

13' 7" max x 11' 11" max ( 4.14m max x 3.63m max )

Fitted carpet, radiator, coving to ceiling, range of built-in floor to ceiling wardrobe cupboards with views to rear over garden and field beyond.

#### **Bedroom Two**

11' 7" max x 11' 2" max ( 3.53m max x 3.40m max )

Fitted carpet, radiator, range of built-in wardrobe cupboards, vanity wash hand basin.

#### **Bedroom Three**

14' 4" x 9' 2" ( 4.37m x 2.79m )

Fitted carpet, radiator, views to rear over garden and field beyond.

#### **Bedroom Four**

14' 6" x 7' 3" ( 4.42m x 2.21m )

Fitted carpet, radiator, built-in double wardrobe, views to rear over garden and field beyond.

#### **Bathroom**

Comprehensively fitted in a modern white suite, comprising vanity wash hand basin, low flush WC, double end panelled bath with central mixer taps, corner shower cubicle, fully tiled walls, vinyl floor.

#### **Outside**

#### **Front Garden**

Beautifully maintained with mature raised well stocked beds with retaining wall with brick paved off-street parking, store cupboard, direct vehicular access to integral garage.

# **Integral Garage**

15' 6" x 10' (4.72m x 3.05m)

Power and light, up and over door, door to entrance hall.

# **Rear Garden**

Approximately 85' of west facing rear garden, backing onto and with beautiful views over fields beyond, laid to lawn with mature tree and shrub borders with large paved patio, retaining wall, paved patio to rear with raised decked patio to rear, pond, tap, lighting, shed 12' x 7' with power and light to rear.























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# **Cotswold Way, Enfield**

- Four Good Sized Bedrooms
- Three Reception Rooms
- Catchment To Good Schools
- West Facing Views To Rear
- Garage Own Drive

Tenure: Freehold EPC Rating: D

# £950,000



Please note the marker reflects the postcode not the actual property



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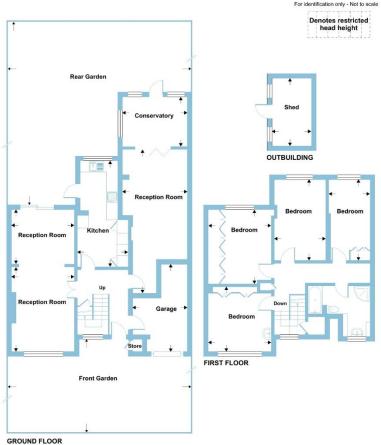
Property Ref: ENF103843 - 0003 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.

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# Cotswold Way, Enfield, EN2

Approximate Area = 1653 sq ft / 153.5 sq m (excludes store) Limited Use Area(s) = 6 sq ft / 0.5 sq m Garage = 112 sq ft / 10.4 sq m Outbuilding = 84 sq ft / 7.8 sq m Total = 1855 sq ft / 172.2 sq m







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oor plan produced in accordance with RICS Property Measurement Standards in emational Property Measurement Standards (IPMS2 Residential). © nichecom a oduced for Barnard Marcus. REF: 1194141



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