



**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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welcome to

## 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

Offers In Excess Of

**£900,000**



Please note the marker reflects the postcode not the actual property



## 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

For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus. REF: 1194141



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