



Firtree Walk, Enfield, EN1 3TZ

welcome to

Firtree Walk, Enfield

Situated in this quiet residential cul-de-sac, just minutes from Enfield Town, with its multiple shopping centre, parks, transport including Enfield Rail Town Rail Station (Liverpool Street Line), schools and leisure facilities, a spacious and extended four bedroom semi-detached 1930's family house.

The property has been modernised to a high standard throughout and is offered on a chain free basis with many pleasing features that include access to the A10 with its multiple retail parks, M25 Motorway and with excellent and good schools close at hand.



Entrance Hall

Wood effect floor, coving to ceiling, radiator with cover over, understairs storage/meter cupboard, cloaks cupboard, dado rail, attractive leaded glass double front door.

Lounge

16' 7" into bay x 13' 5" max (5.05m into bay x 4.09m max)

Fitted carpet, coving to ceiling, radiator, open fire with marble surround and hearth, wooden mantel over.

Kitchen / Dining / Living Room

24' 4" to extremes x 19' 5" to extremes (7.42m to extremes x 5.92m to extremes)

Comprising a modern fitted range of cream wall and base and display units with contrasting granite work surface and drainer, inset one and half bowl stainless steel sink, halogen hob with chrome extractor fan over, tiled splashback, integrated double oven and grill, proving drawer, space for fridge-freezer, plumbing for washing machine and space for tumble dryer, integrated dishwasher, column radiator and radiator with cover over, sunken spotlights to vaulted ceiling, wood effect floor, bi-fold double glazed hardwood doors to garden, coving to ceiling, attractive cast iron fire with marble hearth and wooden surround.

Cloakroom / WC

Low flush WC, half tiled walls, ceramic tiled floor, vanity basin with cupboards under, heated towel rail, frosted window to side, extractor fan, sunken spotlight to ceiling.

First Floor

Landing

Fitted carpet, dado rail, attractive leaded glass double glazed flank window.

Bedroom One

17' 4" into bay x 12' 2" (5.28m into bay x 3.71m)

Fitted carpet, coving to ceiling, radiator, sunken spotlights to ceiling, two double built-in wardrobe cupboards with cupboards over.

Bedroom Two

14' x 12' 2" (4.27m x 3.71m)

Fitted carpet, coving to ceiling, sunken spotlights to ceiling, double radiator.

Bedroom Three

9' 1" x 7' 10" (2.77m x 2.39m)

Fitted carpet, double radiator, coving to ceiling, sunken spotlights to ceiling.

Bathroom

10' 8" x 7' 9" (3.25m x 2.36m)

Beautifully appointed in a modern suite, comprising a double walk-in shower cubicle, vanity basin with cupboards under, panelled bath with central mixer tap and shower attachment, low flush WC, fully tiled walls and floor, heated towel rail, sunken spotlights to ceiling, extractor fan, cupboard housing gas central heating boiler.

Second Floor

Landing

Frosted window to side, fitted carpet.

Master Suite

Dual Aspect Bedroom

21' 7" to extremes x 12' 7" (6.58m to extremes x 3.84m)

Fitted carpet, double radiator, sunken spotlights to ceiling, double glazed casement door to Juliet balcony, eaves storage cupboards, range of built-in wardrobe cupboards and matching drawer unit, door to en-suite.

En-Suite Shower Room

Beautifully appointed in a modern suite, comprising vanity basin with cupboards under, low flush WC, double walk-in shower cubicle, heated towel rail, sunken spotlights to ceiling, extractor fan, vinyl tiled floor, part tiled walls, frosted window to rear.

Outside

Front Garden

Provides off-street parking and direct vehicular access to garage.

Rear Garden

Approximately 80' of mature rear garden laid to lawn, large paved patio, side pedestrian access, power point, security lighting, tap, mature trees and shrubs to side.

Timber Summer House / Office

15' 5" x 12' 1" (4.70m x 3.68m)

Power and light, wood effect floor, sunken spotlights to ceiling, double doors to garden, covered seating area to side measuring 12' 1" x 6' 10" with power and light, ceramic tiled floor, sunken spotlights to ceiling, wall mounted electric heater.

Garage

Cast concrete garage, power and light, door to side.



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welcome to

Firtree Walk, Enfield

- 24' x 19' Extended Kitchen / Diner
- Large Rear Garden
- Four Good Sized Bedrooms
- En-Suite To Master Bedroom
- Garage With Off-Street Parking

Tenure: Freehold EPC Rating: D

£750,000

Please note the marker reflects the postcode not the actual property

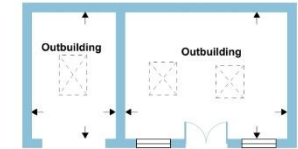


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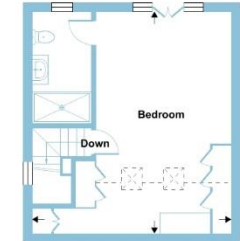
Approximate Area = 1655 sq ft / 153.7 sq m
 Limited Use Area(s) = 77 sq ft / 7.1 sq m
 Outbuilding = 280 sq ft / 26 sq m
 Garage = 161 sq ft / 15 sq m
 Total = 2173 sq ft / 201.8 sq m
 For identification only - Not to scale



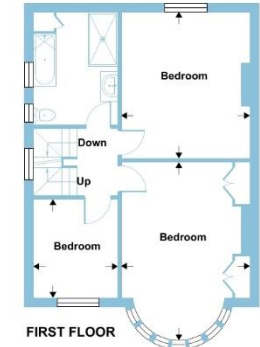
Denotes restricted head height



OUTBUILDING 1 / 2



SECOND FLOOR



FIRST FLOOR

RICS Certified Property Measurer
 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nrichem 2024. Produced for Barnard Marcus. REF: 1197911

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Property Ref: ENF100889 - 0002

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020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



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