



**Archer Way, Enfield, EN2 8FW**



**welcome to**

**Archer Way, Enfield**

A wonderful opportunity to acquire this modern, elegant and substantial four bedroom (four doubles) semi-detached townhouse, in a quiet turning on this superb development just off The Ridgeway, within a short walking distance of Gordon Hill Rail Station (Moorgate Line) and the sought after Wren Academy. Enfield Town multiple shopping centre, greenbelt countryside and other good schools are within easy access.

The beautifully presented accommodation features:-



### Spacious Entrance Hall

Kardean wood effect flooring, radiator.

### Cloakroom / WC

Low flush WC, pedestal wash hand basin, ceramic tiled floor, radiator.

### Study

10' x 8' 7" ( 3.05m x 2.62m )

Kardean wood effect flooring, radiator, shelving, cupboard housing gas central heating boiler.

### Kitchen / Diner

17' 4" x 12' 5" ( 5.28m x 3.78m )

Beautifully fitted in modern and attractive white units, comprising base units with quartz worktops, inset gas hob unit with fume extractor hood over, built-in oven and grill, inset one and half bowl sink unit, integrated fridge-freezer, dishwasher and washing machine, matching breakfast bar, double glazed French windows to garden.

### First Floor

#### Spacious Landing

Fitted carpet, radiator.

#### Lounge (to front)

14' 5" x 14' 3" ( 4.39m x 4.34m )

Fitted carpet, two radiators, shutters to windows.

#### Bedroom One

14' 5" x 10' max ( 4.39m x 3.05m max )

Fitted carpet, radiator, shutters to window.

#### Bedroom Two

12' 2" x 10' ( 3.71m x 3.05m )

Fitted carpet, radiator, shutters to window.

### En-Suite Bath / Shower Room

Large shower cubicle, pedestal wash hand basin, low flush WC (white suite), ceramic tiled floor, heated towel rail.

### Family Bathroom / WC

Panelled bath with mixer tap and shower attachment, bracket wash hand basin, low flush WC (white suite), ceramic tiled floor, heated towel rail, part tiled walls.

### Second Floor

#### Landing

Fitted carpet, radiator, access to loft, airing cupboard housing megaflow hot water system.

#### Bedroom Three

15' 1" x 14' 5" ( 4.60m x 4.39m )

Fitted carpet, radiator, shutters to window.

#### En-Suite Shower Room / WC

Large shower cubicle, pedestal wash hand basin, low flush WC (white suite), ceramic tiled floor, heated towel rail, part tiled walls.

#### Bedroom Four

14' 5" x 9' 5" ( 4.39m x 2.87m )

Fitted carpet, radiator.

### Outside

#### Integral Garage

18' x 10' ( 5.49m x 3.05m )

Up and over door, power and lighting, approached via own front driveway with off-street parking for two cars, electric car charging point.

#### Rear Garden

Approximately 40' south facing rear garden with rear pedestrian access, attractive patio, mainly laid to lawn.



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## Archer Way, Enfield

- Four Double Bedrooms
- Three Bathrooms (Two En-Suite)
- South Facing Garden
- Large Garage With Own Driveway
- Spacious Attractive Kitchen / Dining Room

Tenure: Freehold EPC Rating: A

offers in the region of

**£800,000**



Please note the marker reflects the postcode not the actual property

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## Archer Way, Enfield, EN2

Approximate Area = 1599 sq ft / 148.5 sq m

Garage = 181 sq ft / 16.8 sq m

Total = 1780 sq ft / 165.3 sq m

For identification only - Not to scale



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2024. Produced for Barnard Marcus. REF: 1209332



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**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



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



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