



Essex Road, Enfield, EN2 6UA

welcome to
Essex Road, Enfield

Barnfields are delighted to offer for sale this rarely available and deceptively spacious, three bedroom semi-detached house full of charm and character in the heart of Enfield Town's Conservation Area, adjacent to the entrance of Enfield Town Park. Located in this most sought after turning close to Enfield Town Shopping Centre, bus routes and two Overground Stations, the property has been extended and recently remodelled to a high standard throughout by the current vendors and must be viewed to be fully appreciated.



Original Front Door

Opens to lobby with glass brick inserts, ideal for shoes and coats!

Through Lounge

22' 10" at widest x 15' at widest (6.96m at widest x 4.57m at widest)

Large exposed brick feature wall, wooden laminate flooring, column radiator, sash window to front, attractive cast iron fireplace with wooden surround and stone fireplace flanked by built-in storage cupboards either side, spotlights.

Kitchen / Breakfast Room

26' 7" at widest x 14' 11" at widest (8.10m at widest x 4.55m at widest)

Range of fitted wall and base units with toning quartz worktops and matching upstands, 5 ring gas hob with extractor hood above, built-in double oven, undermount sink with Quooker tap, built-in fridge/freezer and dishwasher, wooden laminate flooring, four Velux windows to ceiling, two sash windows to side, spotlights, column radiator, wooden bi-fold doors opening to the garden.

Walk-In Larder

A great storage space with a range of shelving and storage cupboards.

Ground Floor Wc

Low level WC range of built-in storage cupboards, contemporary bowl hand basin with marble base, exposed brick feature wall, wooden laminate flooring, spotlights, chrome heated towel rail, underfloor heating.

Basement Room

14' 10" at widest x 12' 3" at widest (4.52m at widest x 3.73m at widest)

A versatile room accessed via the lounge which has been fully tanked and has plumbing for a washing machine and space for a tumble dryer with shelving above, a range built-in storage cupboards, wooden laminate flooring, radiator, spotlights.

First Floor

Landing

Fitted carpet, loft hatch opening to loft storage space via a built in ladder, continued exposed brick feature wall.

Bedroom One

15' at widest x 11' 11" at widest (4.57m at widest x 3.63m at widest)

Stripped wood flooring, two radiators, two sash windows to front.

Bedroom Two

9' 8" at widest x 6' 5" at widest (2.95m at widest x 1.96m at widest)

Fitted carpet, sash window to side, built-in wardrobes, spotlights, radiator.

Bedroom Three

9' 7" at widest x 7' 8" at widest (2.92m at widest x 2.34m at widest)

Fitted carpet, sash window to rear, built-in wardrobes, radiator.

Bathroom

Recently remodelled with large ceramic sink with cupboards beneath and wall mounted mirrored cabinet above with Bluetooth, low level WC, panelled bath with shower attachment, fully tiled wet area with drain, drop head shower and glass screen, sash window to side, contrasting fully tiled walls and floor, chrome heated towel rail, spotlights, underfloor heating.

Outside

Rear Garden

A pretty approx.75ft walled garden with composite decking boards to front, central lawn with mature tree and shrub borders, new 15ft garden shed with power and light, decked area to rear, side access gate.

Front Garden

Brick paved off-street parking for two cars to the front.



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welcome to

Essex Road, Enfield

- Sought After Location
- Three Bedrooms
- Semi-Detached
- Off-Street Parking For Two Cars
- Extended Kitchen / Breakfast Room

Tenure: Freehold EPC Rating: C

£825,000



Please note
the marker
reflects the
postcode not
the actual
property

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Property Ref:
ENF104798 - 0003

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Approximate Area = 1351 sq ft / 125.5 sq m

Outbuilding = 111 sq ft / 10.3 sq m

Total = 1462 sq ft / 135.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©richsom 2024. Produced for Barnard Marcus. REF: 1217779



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