



**Queen Annes Grove, Enfield, EN1 2JP**



**welcome to**

## **Queen Annes Grove, Enfield**

Barnfields have great pleasure in presenting this unique and rarely available, detached Victorian character residence, situated in one of Enfield's most popular areas, adjacent Bush Hill Park Conservation Area and within close proximity of local shops, Bush Hill Parade, Bush Hill Park Rail Station (Liverpool Street Line), good schools and within easy access of both Enfield Town with its multiple shopping and transport facilities and the A10 with its abundance of retail parks.

This substantial Victorian detached house on an extremely generous plot with an abundance of character, requires some updating and is offered on a chain free basis.



### Entrance Porch

Double glazed, tiled floor, giving access to:-

### Spacious Entrance Hall

Double radiator, coving to ceiling, attractive turning staircase to first and second floor, understairs storage cupboard, dado rail.

### Triple Aspect Lounge

21' 4" x 13' 10" ( 6.50m x 4.22m )

Fitted carpet, two double radiators, brick open fire with tiled mantel, coving to ceiling, sliding patio doors to rear garden.

### Dual Aspect Dining Room

17' 8" into bay x 14' 9" ( 5.38m into bay x 4.50m )

Fitted carpet, double radiator, bench seating into front bay.

### Kitchen

18' 2" to extremes x 13' 2" ( 5.54m to extremes x 4.01m )

Fitted in range of wall, base and display cabinets in a hardwood, with integrated dishwasher, double oven and grill, microwave oven, electric hob inset to a contrasting worksurface with tiled splashback, extractor fan over, single bowl composite sink and drainer inset to worksurface, coving to ceiling, sunken spotlights to ceiling, casement door to conservatory, door to utility room and breakfast bar.

### Utility Room

7' 7" x 5' 6" ( 2.31m x 1.68m )

Fitted carpet, plumbing for washing machine, space for fridge and freezer, single bowl stainless steel sink and drainer, window to side.

### Conservatory

18' 6" x 13' ( 5.64m x 3.96m )

Ceramic tiled floor, two sets of double glazed patio doors to garden.

### First Floor

#### Landing

Fitted carpet.

#### Bedroom One

15' max x 14' 9" max ( 4.57m max x 4.50m max )

Fitted carpet, double radiator, range of built-in wardrobe cupboards with cupboards over bed space, vanity basin with cupboard under, coving to ceiling.

#### Dual Aspect Bedroom Two

16' 11" x 10' 8" ( 5.16m x 3.25m )

Fitted carpet, two radiators, coving to ceiling.



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### Dual Aspect Bedroom Three

13' 10" x 10' 1" ( 4.22m x 3.07m )

Fitted carpet, two radiators, coving to ceiling.

### Half Landing

Via turning staircase to family bathroom.

### Dual Aspect Family Bathroom

Low flush WC, bidet, panelled bath with mixer tap, shower attachment, glass shower screen, heated towel rail, part tiled walls, pedestal wash hand basin, electric wall heater, double radiator, storage cupboard.

### Second Floor

#### Landing

Fitted carpet, window to front, turning staircase.

#### Bedroom

18' 10" max x 14' 6" ( 5.74m max x 4.42m )

Fitted carpet, double radiator, single radiator, built-in cupboard, door to large loft room for storage.

#### Shower Room

Comprises a shower cubicle, eaves storage cupboard, pedestal basin with electric wall heater, low flush WC, fitted carpet, radiator, part tiled walls.

### Outside

#### Front Garden

Laid to lawn with off-street parking for several vehicles with side pedestrian access to rear garden, vehicular access to brick built garage with picket retaining fence, shrubs, mature trees and hedging.

#### Rear Garden

Approximately 118' of substantial west facing garden, laid to lawn with mature shrubs, bushes, hedging to side and rear, paved patio, tap, power point, side access, timber shed, security lighting.

#### Garage

19' x 9' 11" ( 5.79m x 3.02m )

Brick built, power and light.

### Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.

















welcome to

## Queen Annes Grove, Enfield

- Four Double Bedrooms
- Substantial Rear Garden
- Two Spacious Reception Rooms
- Detached Garage With Off-Street Parking And Own Drive
- Huge Potential To Extend (subject to relevant planning permissions)

Tenure: Freehold EPC Rating: F

**£1,250,000**



Please note the marker reflects the postcode not the actual property

## Queen Annes Grove, EN1

Approximate Area = 2261 sq ft / 210 sq m  
Limited Use Area(s) = 256 sq ft / 23.8 sq m  
Garage = 190 sq ft / 17.6 sq m  
Total = 2707 sq ft / 251.5 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). © nichcom 2024. Produced for Barnard Marcus. REF: 1215561



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Property Ref:  
ENF104561 - 0003

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