



The Coppice, Enfield, EN2 7BY

welcome to
The Coppice, Enfield

Barnfields are extremely pleased to present this substantial and individually designed, detached residence, originally built by successful local developer for his own occupation in 1971. This unique property occupies a large commanding plot, in one of Enfield's most sought after locations, opposite Enfield Golf Course, within walking distance of Enfield Town multiple shopping centre and Enfield Chase Rail Station (Moorgate Line). Alternatively, Oakwood Underground Station (Piccadilly Line) and Enfield Town Rail Station (Liverpool Street Line) are within easy reach. Good schools are also close at hand.

The versatile accommodation requires modernisation, but offers huge potential to the discerning buyer and just some of its superb features include:-



Entrance Lobby

Wood flooring, coat cupboard.

Spacious Entrance Hall

Wood flooring, sliding double glazed patio doors onto patio terrace.

Cloakroom / WC

Wood flooring, low flush WC, pedestal wash hand basin, heated towel rail.

Lounge

18' 1" x 15' 3" (5.51m x 4.65m)

A bright dual aspect room with attractive fireplace, radiator, sliding patio doors to patio terrace, with views over golf course.

Dining Room

14' x 11' 7" (4.27m x 3.53m)

Fitted carpet, radiator and cover, sliding double glazed patio doors to garden.

Study

10' 4" x 7' 6" (3.15m x 2.29m)

Fitted carpet, radiator, bar area.

Kitchen / Dining Room

Irregular Shaped Room 21' 7" max x 15' 3" max (6.58m max x 4.65m)

Kitchen area is comprehensively fitted with base units, tiled worktops, inset stainless steel sink unit, matching wall cabinets, inset ceramic hob, built-in oven and grill, part vinyl floor, part wood floor.

Utility Room

10' 10" x 6' (3.30m x 1.83m)

Stainless steel sink unit, base units, two built-in storage cupboards, plumbing for washing machine.

Garden Room

18' 2" x 9' 7" (5.54m x 2.92m)

(Lower ground floor)

Wood floor, radiator, sliding double glazed patio doors to garden.

First Floor

Spacious Landing

Radiator and cover, access to loft, airing cupboard housing hot water tank.

Bedroom One

15' 4" x 11' 3" (4.67m x 3.43m)

Fitted carpet, radiator and cover, range of mirror wardrobes.

Bedroom Two

12' x 9' 1" (3.66m x 2.77m)

Fitted carpet, radiator, and cover, double built-in wardrobe cupboard.

Bedroom Three

10' 7" x 10' 6" (3.23m x 3.20m)

Fitted carpet, radiator and cover, superb views, double built-in wardrobe cupboard.

Bedroom Four

11' 4" x 9' 1" (3.45m x 2.77m)

Fitted carpet, radiator and cover, range of built-in wardrobe cupboards.

Bathroom / Shower Room

Panelled bath, pedestal wash hand basin, separate shower cubicle, bidet, fully tiled walls.

Separate WC

Low flush suite, fully tiled walls.

Outside

Upper Ground Terrace/Patio

A delightful large enclosed terrace, mainly paved with open views over golf course and access from hallway and lounge.

Double Garage

22' x 18' (6.71m x 5.49m)

Power and lighting, approached via own front driveway with off-street parking. There is a separate driveway with access from The Coppice with further off-street parking.

Basement Rooms

There is external access to basement areas/rooms, which could be developed (subject to planning).

Gardens

As previously stated, the property enjoys a substantial corner plot with gardens to three sides. There is a private rear garden, which is split level, mainly laid to lawn with patio and is south facing.

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.



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welcome to

The Coppice, Enfield

- Views Over Enfield Golf Course
- Upper Ground Floor Terrace / Patio
- Secluded Rear Garden
- Four Reception Rooms
- External Basement Rooms

Tenure: Freehold EPC Rating: E

£1,200,000



Please note the marker reflects the
postcode not the actual property



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Property Ref:
ENF104602 – 0005

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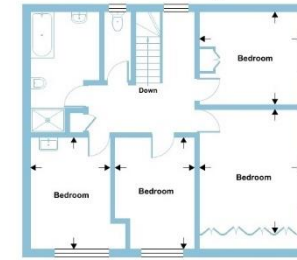
The Coppice, Enfield, EN2

Approximate Area = 2173 sq ft / 201.8 sq m (excludes lean to)

Garage = 898 sq ft / 83.4 sq m

Total = 3071 sq ft / 285.2 sq m

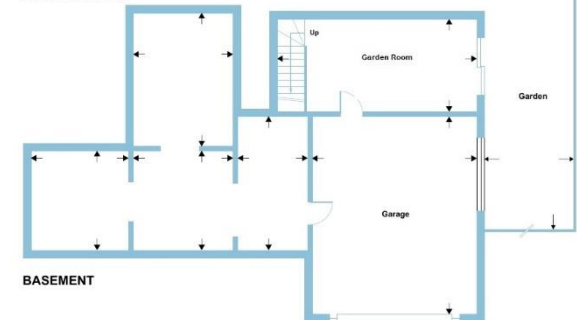
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FIRST FLOOR



GROUND FLOOR



BASEMENT

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2024. Produced for Barnard Marcus. REF: 1226870




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