



Copse Close, Enfield, EN1 4ED



welcome to
Copse Close, Enfield

Rarely available, spacious modern four bedroom family house situated on this quiet and secluded development, built just four years ago to a high standard, with good access to the M25 Motorway, Turkey Street Rail Station (Liverpool Street Line), the A10 with its abundance of retail facilities, schools, parks, Capel Manor and greenbelt countryside.

The property is beautifully presented throughout and has many pleasing features.



Entrance Hall

Wood effect vinyl floor, double radiator.

Dining Room

14' max x 10' 4" max (4.27m max x 3.15m max)

Wood effect vinyl floor, double radiator, double glazed casement door to garden, door to kitchen, large storage cupboard, lobby to:-

Utility Room

Via lobby from dining room. Larder cupboard housing space for tumble dryer.

Cloakroom / WC

Via lobby.

Low flush WC, double radiator, pedestal basin with splashback, frosted window, wood effect vinyl floor, extractor fan.

Kitchen

14' x 8' 7" (4.27m x 2.62m)

Beautifully appointed in a range of gloss white base and wall cabinets with integrated fridge-freezer, dishwasher and washing machine, electric oven and grill with gas hob inset to worksurface with extractor fan over, chrome splashback, composite splashback, one and half bowl stainless steel sink and drainer with mixer tap over, cupboard housing gas central heating boiler, double radiator, sunken spotlights to ceiling, wood effect vinyl floor, larder cupboard, extractor fan.

First Floor

Landing

Fitted carpet, airing cupboard with hot water tank, double radiator.

Lounge

17' 10" to extremes x 16' 10" to extremes narrowing to 10' 3" (5.44m to extremes x 5.13m to extremes narrowing to 3.12m)

Wood effect vinyl floor, double radiator, floor to ceiling windows, views to front aspect over New River.

Dual Aspect Bedroom

14' 9" x 11' 2" (4.50m x 3.40m)

Fitted carpet, double radiator, spotlight to ceiling, high level windows.

Bedroom

11' 3" x 7' 3" (3.43m x 2.21m)

Fitted carpet, double radiator, high level window.

Bathroom / WC

Comprises low flush WC with concealed cistern, vanity basin with mixer tap over, tiled splashback and surround, shaver point, panelled bath with mixer tap and shower attachment, glass shower screen, heated towel rail, wood effect vinyl floor, frosted window to front, extractor fan.

Second Floor

Landing

Fitted carpet, access to loft, window to side, double radiator.

Dual Aspect Master Bedroom

15' 9" x 10' 10" (4.80m x 3.30m)

Fitted carpet, double radiator, door en-suite shower room.

En-Suite Shower Room

Comprises a low flush WC with concealed cistern, vanity basin with mixer tap over, tiled splashback, tiled shower cubicle with glass screen, wall light with shaver point, extractor fan, wood effect vinyl floor, heated towel rail.

Bedroom

15' 9" x 9' 6" to wardrobe fronts (4.80m x 2.90m to wardrobe fronts)

Fitted carpet, double radiator, range of built-in wardrobe cupboards, views over river to front aspect.

Outside

Front Garden

Off-street parking for up to 2 cars.

Rear Garden

Paved patio, lawn, access to garage, rear pedestrian access, security lights.

Garage

Brick built garage, power and light, up and over door, door to rear garden.



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welcome to

Copse Close, Enfield

- Four Double Bedrooms
- Three Bathrooms
- Own Drive
- Attractive Views Over The New River To Front
- Beautifully Appointed Kitchen / Breakfast Room

Tenure: Freehold EPC Rating: B

£575,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF104222 - 0002

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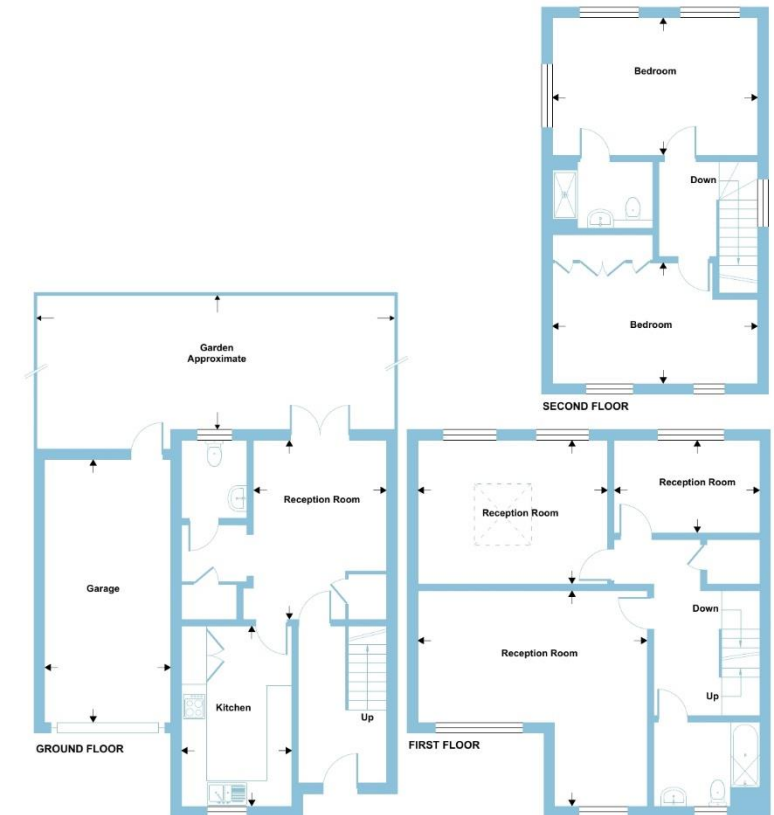
Copse Close, Enfield, EN1

Approximate Area = 1573 sq ft / 146.1 sq m

Garage = 199 sq ft / 18.4 sq m

Total = 1772 sq ft / 164.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1230727



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