



Hardy Way, Enfield, EN2 8NN

welcome to
Hardy Way, Enfield

Rarely available, two bedroom semi-detached bungalow, situated in this quiet, residential cul-de-sac, just minutes from local shops, Gordon Hill Rail Station (Moorgate Line), parks, greenbelt countryside and within easy access of both Enfield Town with its multiple shopping facilities and the M25 Motorway.

The property has been extended and beautifully presented throughout to a very high standard.



Entrance Hall

Wood effect laminate floor, double radiator, coving to ceiling, meter cupboard, dado rail, access to loft, storage cupboard.

Lounge

23' 4" x 10' 7" (7.11m x 3.23m)

Fitted carpet, two double radiators with covers, coving to ceiling, dado rail, attractive electric fire with stone surround and hearth, wooden mantel, sliding patio doors to garden, door to kitchen.

Kitchen / Breakfast Room

13' max x 9' 7" (3.96m max x 2.92m)

Dual aspect.

Beautifully appointed in a range of modern gloss white wall and base units with quartz effect worksurface and breakfast bar, one and half bowl stainless steel sink and drainer, inset gas hob with tiled splashback and fume extractor fan over, integrated electric oven and grill, dishwasher and washing machine, cupboard housing wall mounted gas central heating boiler, double radiator, sunken spotlights to ceiling, ceramic tiled floor, coving to ceiling, double glazed casement door to garden, door to lounge, door to hallway.

Bedroom One (front)

11' 10" max x 11' 11" max (3.61m max x 3.63m max)

Fitted carpet, radiator, coving to ceiling, range of built-in wardrobe cupboards.

Bedroom Two (front)

10' 11" x 9' 10" (3.33m x 3.00m)

Fitted carpet, double radiator, coving to ceiling, dado rail, double built-in wardrobe cupboard.

Cloakroom / Shower Room / WC

Beautifully appointed in a modern white suite, comprising low flush WC, wash hand basin with cupboards under, double radiator, fully tiled walls and floor, large glass shower cubicle, frosted window to side, extractor fan.

Family Bathroom

Beautifully appointed in a modern white suite, low flush WC, pedestal basin, panelled bath with mixer tap and shower attachment, sunken spotlights to ceiling, double radiator, shaver point, fully tiled walls and floor, frosted window to side.

Outside

Front Garden

Screened by mature shrubs and bushes, providing paved off-street parking for several vehicles with direct pedestrian and vehicular access to garage and side pedestrian access to rear garden.

Rear Garden

Approximately 55' of south west facing rear garden, laid to lawn, mature tree screen to rear, timber shed, security light, side pedestrian access, mature shrubs and borders to side, paved patio with dwarf wall.

Garage

Spacious brick built garage with power and light, roller shutter door.



view this property online barnfields.co.uk/Property/ENF104886





welcome to

Hardy Way, Enfield

- 23' Lounge
- Secluded South West Facing Rear Garden
- Beautifully Appointed Bathroom / WC
- Beautifully Appointed Shower Room / WC
- Garage With Own Drive

Tenure: Freehold EPC Rating: C

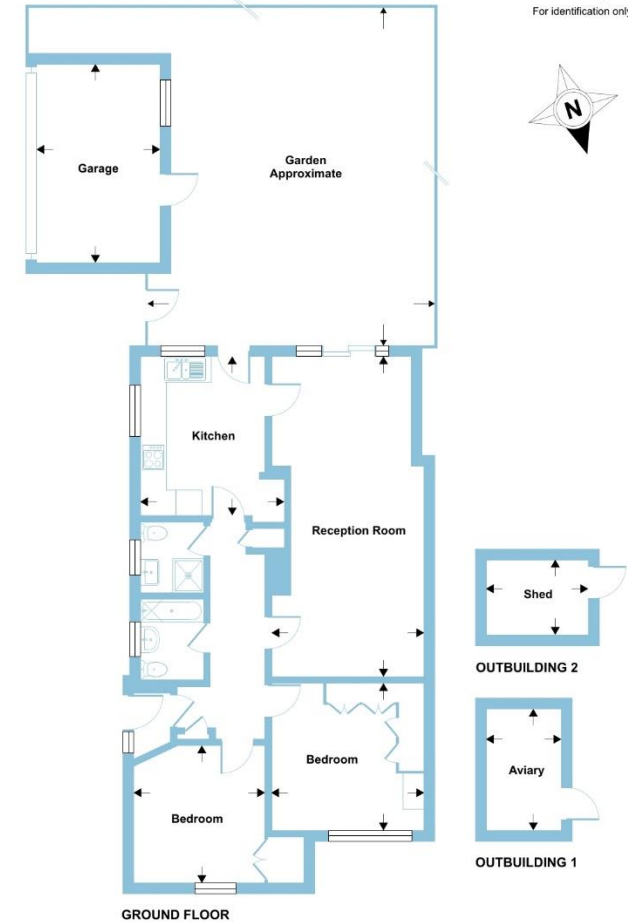
£650,000



Please note the marker reflects the postcode not the actual property

Hardy Way, Enfield, EN2

Approximate Area = 1006 sq ft / 93 sq m (includes garage)
Outbuildings = 101 sq ft / 9 sq m
Total = 1107 sq ft / 102 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 2022. Produced for Barnard Marcus. REF: 865595



check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



Property Ref:
ENF104886 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



020 8363 3394



info@barnfields.com



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



[barnfields.co.uk](https://www.barnfields.co.uk)