



**Canister Lodge, Forty Hill, Enfield, EN2 9EQ**



**welcome to**  
**Forty Hill, Enfield**

Barnfields are delighted to present this unique early 19th century three double bedroom, three reception room Georgian Villa in the conservation area of Forty Hill, adjacent houses of distinction and Forty Hall country park, with local shops and schools within easy reach.

Canister Lodge occupies a large corner plot with an abundance of parking, is bright and spacious with a wealth of character features and is well-presented throughout, offering the discerning purchaser a rare opportunity.



### Entrance Hall

Split level, fitted carpet, two radiators, cornice to ceiling, understairs storage cupboard, handsome turning staircase to first floor.

### Dining Room

16' 7" into bay x 12' 7" ( 5.05m into bay x 3.84m )

Fitted carpet, cornice to ceiling, attractive cast iron fireplace with inset gas fire, double radiator, door to entrance hall and door to:-

### Dual Aspect Lounge

20' 8" x 12' max ( 6.30m x 3.66m max )

Fitted carpet, coving to ceiling, attractive cast iron fire with wooden mantel over, inset gas fire, two double radiators, concealed staircase to first floor.

### Dual Aspect Kitchen

19' 10" x 12' 2" ( 6.05m x 3.71m )

Comprehensively fitted in a range of character style wall and base units with one and half bowl stainless steel sink and drainer inset to worksurface, tiled splashback, range oven, dishwasher, space for American style fridge freezer, double radiator, sunken spotlights to ceiling, casement door to front garden, door to hall, door to utility room, solid wood floor.

### Utility Room

8' 5" x 5' 8" ( 2.57m x 1.73m )

Vinyl floor, door to rear passage, plumbing for washing machine, double bowl stainless steel sink with cupboard under and matching wall cupboards, tiled splashback, double radiator, door to garden room.

### Dual Aspect Garden Room

11' 8" x 8' 6" ( 3.56m x 2.59m )

Wood floor, double doors to garden, double radiator.

### Cloakroom / WC

Low flush WC, bracket basin, heated towel rail, wood panelled walls, fitted carpet, window to rear.

### First Floor

#### Landing

Fitted carpet, access to loft, coving to ceiling, floor to ceiling casement window to front aspect, door to both bedroom one and two.

### Bedroom Two

12' 3" max x 11' 7" ( 3.73m max x 3.53m )

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

### Bedroom Three

12' 8" x 12' 1" ( 3.86m x 3.68m )

Solid wood floor, coving to ceiling, double radiator.

### Bedroom One

12' 2" x 10' 4" ( 3.71m x 3.15m )

Solid wood floor, coving to ceiling, double radiator, concealed stairs to dual aspect lounge, door to en-suite shower room/WC.

### En-Suite Shower Room / WC

11' 10" max x 6' 3" max ( 3.61m max x 1.91m max )

Low flush WC, vanity basin with tiled splashback, cupboard under, large walk-in shower, heated towel rail, radiator, extractor fan, tiled floor, part tiled walls, window to side.

### Family Bathroom

Comprises vanity basin with cupboard under, low flush WC, panelled bath with central mixer tap and telescopic shower head, heated towel rail radiator, part tiled walls, sunken spotlights to ceiling, frosted window to rear, fitted carpet.

### Outside

#### Front Garden

Beautiful old stock brick wall with mature trees and shrubs, attractive wrought iron gates providing off-street parking for several vehicles, with access to side garden.

#### Side Garden

Laid to lawn, attractive old stock brick wall, timber summerhouse, stone paved path and patio, brick built BBQ, mature trees (including plum).

### Large Cellar

26' 2" x 11' 8" ( 7.98m x 3.56m )

Concealed steps to front aspect, power and light, window to front, wood effect floor, gas central heating boiler, opening to:-

### Cellar

12' x 6' 6" ( 3.66m x 1.98m )

Window to side.



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welcome to

## Forty Hill, Enfield

- Large Corner Plot
- Three Spacious Reception Rooms
- Chain Free
- Large Dry Cellar
- Walled Gardens With Off-Street Parking

Tenure: Freehold EPC Rating: E

**£900,000**



Please note the marker reflects the postcode not the actual property



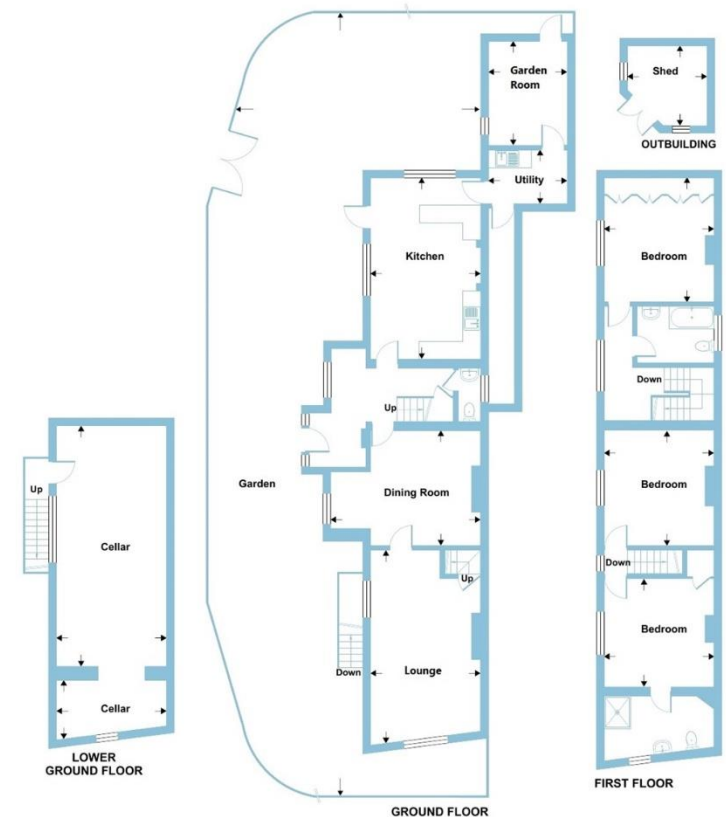
## Forty Hill, Enfield, EN2

Approximate Area = 2268 sq ft / 210.7 sq m

Outbuilding = 70 sq ft / 6.5 sq m

Total = 2338 sq ft / 217.2 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: 1248033



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