



**Village Road, Enfield, EN1 2EN**

**welcome to**  
**Village Road, Enfield**

Barnfields are delighted to offer for sale this deceptively spacious and beautifully presented, four bedroom detached house in a most sought after location in Bush Hill Park. The property has been extensively extended and modernised throughout by the current owners and must be viewed to be fully appreciated!



### Hallway

Porcelain tiled floor, radiator.

### Family Room

15' 4" x 8' 5" ( 4.67m x 2.57m )

Porcelain tiled floor, double glazed windows to front and side, underfloor heating, door to:-

### Utility Room

Plumbing for washing machine, wall mounted boiler.

### Downstairs WC

Low level WC, wall mounted hand basin with cupboards beneath, double glazed window to side, part tiled walls and floor.

### Living / Dining Area

38' 3" x 33' 10" ( 11.66m x 10.31m )

A versatile living space with porcelain tiled flooring, underfloor heating, two large skylights, spotlights, double glazed windows to front, artistic Trompe L'Oeil to one wall, run of bi-fold doors in a cantilever design, large island with granite worktop, breakfast bar and cupboards beneath, window seat, open planned to:-

### Kitchen Area

With a ranged of fitted wall and base units incorporating granite worktop and matching upstands, stainless steel under mount sink, double oven, large built-in fridge, integrated dishwasher, electric ceramic hob with extractor above, double glazed windows to rear, porcelain tiled floor, spotlights, double glazed door to garden.

### First Floor

#### Landing

Fitted carpet, large feature window to side, loft hatch opening to large loft storage area.

#### Bedroom One

18' x 11' 5" ( 5.49m x 3.48m )

Large double glazed bay to front, range of fitted wardrobes, laminate flooring, radiator, doorway to:-

### Dressing Area

Laminate flooring, double glazed window to front, dressing table and mirror, please note there is plumbing for a WC in situ.

### Bedroom Two

14' 6" x 11' 5" ( 4.42m x 3.48m )

Double glazed windows to rear, range of fitted wardrobes, laminate flooring, radiator.

### Bedroom Three

10' 7" x 7' 4" ( 3.23m x 2.24m )

Double glazed windows to rear, laminate flooring, radiator.

### Bedroom Four

10' 6" x 6' 11" ( 3.20m x 2.11m )

Double glazed windows to rear, laminate flooring, radiator.

### Luxury Bathroom

Freestanding bath, large fully tiled walk-in shower unit with glass screen, low level WC, wall mounted hand basin with cupboards beneath, spotlights, fully tiled walls and floor, double glazed window to rear, underfloor heating, spotlights, large built-in storage cupboard.

### Outside

#### Rear Garden

A wide immaculately landscaped and well stocked rear garden with patio area to front, a central lawn with mature tree and shrub borders, irrigation system, wide side access with gate leading to the front of the house, covered eating area to rear.

### Garage

18' 10" x 8' 5" ( 5.74m x 2.57m )

A good sized garage accessed via a driveway in Athole Gardens.

### Front Garden

A well stocked and landscaped front garden.

### Off-Street Parking

Brick paved off-street parking for 2/3 cars.



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welcome to

## Village Road, Enfield

- Four Bedrooms
- Detached
- Large Driveway
- Immaculate Landscaped Garden
- 38ft Living Area

Tenure: Freehold EPC Rating: D

**£1,250,000**



Please note  
the marker  
reflects the  
postcode  
not the  
actual  
property

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Property Ref:  
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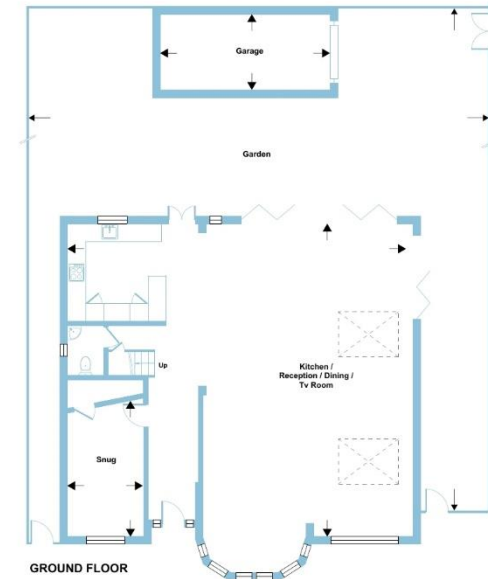
## Village Road, Enfield, EN1

Approximate Area = 2314 sq ft / 214.9 sq m (includes garage)

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2023. Produced for Barnard Marcus. REF: 984859



**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



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



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