

Old Park Road South, Enfield, EN2 7DD



welcome to

Old Park Road South, Enfield

An outstanding detached four bedroom family house in this most sought after cul-de-sac, backing onto and with most stunning views over Enfield Golf Course, yet within walking distance of Enfield Chase Rail Station (Moorgate Line) and Enfield Town multiple shopping centre. Alternatively, Oakwood Underground Station (Piccadilly Line) and good schools are within easy reach.

The spacious elegant accommodation has been extended and improved by the present owners to a particularly high standard and just some of its many pleasing features include:-







Vestibule Lobby

Deep coat/storage cupboard, door to cloakroom/WC.

Cloakroom / WC

Low flush WC, bracket wash hand basin.

Spacious Elegant Entrance Hall

Fitted carpet, radiator and cover, understairs storage cupboard, easy rising turning staircase to first floor.

Sitting Room

19' 3" x 15' (5.87m x 4.57m)

Fitted carpet, attractive fireplace with marble hearth and mantel surround, separate bay window, two radiators, double glazed French windows to garden.

Study / Snug

13' 1" x 12' (3.99m x 3.66m)

Fitted carpet, radiator and cover.

Dining Room

20' 3" x 12' (6.17m x 3.66m)

Fitted carpet, two flank windows, attractive fireplace.

Kitchen / Breakfast Room

23' 7" x 12' 6" (7.19m x 3.81m)

Beautifully and comprehensively fitted in modern gloss units, comprising base units with Corian worktops, matching centre island with Corian worktops, inset sink unit, built-in double oven, integrated fridge-freezer, dishwasher, induction hob with fume extractor hood over, Kardean tiled floor, delightful bay window overlooking garden.

Utility Room

16' 2" x 8' 4" (4.93m x 2.54m)

A particularly spacious utility room, comprehensively fitted with base units, matching wall cabinets, plumbing for washing machine, vented for tumble dryer, Karndean tiled floor.

First Floor

Landing

Good sized attractive landing. Fitted carpet, radiator.

Master Bedroom Suite

13' x 11' 1" (3.96m x 3.38m)

Fitted carpet, double glazed casement door to roof terrace, doors into:-

En-Suite Dressing Room

En-Suite Dressing Room/Walk-In Wardrobe. Fully fitted with wardrobes and drawer units.

En-Suite Shower Room / WC

Shower cubicle, rain shower, hand held shower, vanity wash hand basin with cupboards under, low flush WC (white suite), attractive vinyl floor, radiator, heated towel rail.

Bedroom Two

13' 7" x 12' (4.14m x 3.66m) Fitted carpet.

Bedroom Three

12' x 8' (3.66m x 2.44m) Fitted carpet.

Bedroom Four

11' 2" x 8' 8" (3.40m x 2.64m) Fitted carpet, built-in wardrobe cupboard.

Family Bathroom / WC

Panelled bath, walk-in shower area with rain shower and hand held shower, tiled recess, wall mounted heated towel rail, low flush WC, wash hand basin with cupboard under, white suite.

Outside

Rear Garden

Superb full width patio, mainly laid to lawn, flower and shrub borders, garden shed, access onto golf course.

Front Garden

Brick paved providing off-street parking for several cars, side pedestrian access.



































welcome to

Old Park Road South, Enfield

- Four Good Sized Bedrooms
- Superb Master Bedroom Suite
- Two Bathrooms
- Large First Floor Terrace Overlooking Golf Course And Gardens
- Large Sitting Room

Tenure: Freehold EPC Rating: D

£1,375,000



Please note the marker reflects the postcode not the actual property

check out more properties at barnfields.co.uk

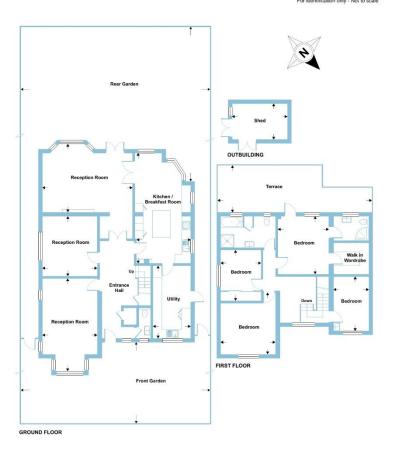


Property Ref: ENF104216 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of 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.

Old Park Road South, EN2

Approximate Area = 2216 sq ft / 205.8 sq m Outbuilding = 96 sq ft / 8.9 sq m Total = 2312 sq ft / 214.7 sq m For identification only - Not to scale











020 8363 3394



info@barnfields.com



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



barnfields.co.uk