



**Charles Street, Enfield, EN1 1LD**



**welcome to**  
**Charles Street, Enfield**

Barnfields are delighted to offer for sale this modernised, two double bedroom character cottage situated in this quiet residential location just minutes from Bush Hill Park, local shops and schools and within close proximity of Enfield Town shopping centre, the A10, with its abundance of retail parks, Bush Hill Park Rail Station and within easy access of the M25 Motorway.

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



### **Front Lounge**

11' 3" x 9' 10" ( 3.43m x 3.00m )

Laminate wood flooring, radiator, attractive cast iron fireplace with wooden surround and tiled hearth, double glazed sash window to front with fitted shutters, spotlights.

### **Dining Room**

11' 2" x 10' 3" ( 3.40m x 3.12m )

Laminate wood flooring, radiator, attractive cast iron fireplace with tiled hearth, double glazed sash window to rear, spotlights, doorway to:-

### **Kitchen**

19' 2" x 6' 2" ( 5.84m x 1.88m )

Fitted range of white wall and base units with toning worktops and breakfast bar, sink and drainer, gas hob with extractor above and oven below, tiled splashbacks, plumbing for washing machine, space for a fridge/freezer, double glazed windows and double glazed door to garden, laminate flooring.

### **First Floor**

#### **Landing**

Access to loft.

#### **Bedroom One**

11' 5" x 10' ( 3.48m x 3.05m )

Laminate wood flooring, double glazed sash window to front, radiator.

#### **Bedroom Two**

10' 4" x 7' 11" ( 3.15m x 2.41m )

Laminate wood flooring, double glazed sash window to rear, built-in cupboard, radiator.

#### **Bathroom**

White suite of corner bath with shower above, low level WC, pedestal wash hand basin, double glazed window to rear, radiator, vinyl flooring, part tiled walls.

#### **Outside**

##### **Front Garden**

Picket fence, slate chippings.

##### **South Facing Rear Garden**

Decked area to front, lawn with pebble pathway to garden shed.



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welcome to

## Charles Street, Enfield

- Two Reception Rooms
- 19ft. Modern Fitted Kitchen
- Two Double Bedrooms
- First Floor Bathroom
- Pretty Rear Garden

Tenure: Freehold EPC Rating: D

offers in excess of

**£425,000**



Please note the marker reflects the postcode not the actual property

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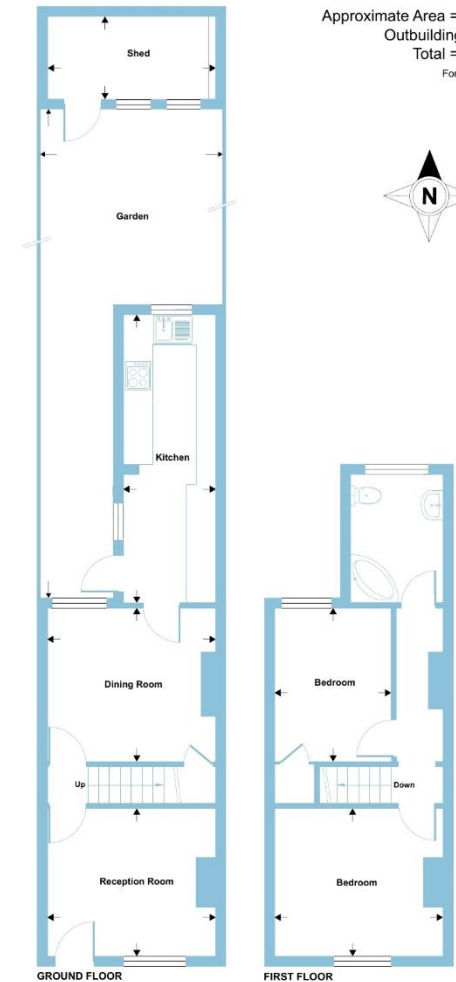
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## Charles Street, Enfield, EN1

Approximate Area = 696 sq ft / 64.6 sq m  
Outbuilding = 62 sq ft / 5.7 sq m  
Total = 758 sq ft / 70.3 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: 1255115

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