



Padstow Road, Enfield, EN2 8BU

welcome to
Padstow Road, Enfield

Spacious three bedroom, two reception end of terrace family house situated in this quiet residential cul-de-sac, just minutes from Gordon Hill Rail Station (Moorgate Line), shops, schools (including the Wren and One Degree Academies) and within easy access of Enfield Town with its multiple shopping facilities and the M25 Motorway.

The delightful property requires some updating and is well presented throughout and is offered on a chain free basis.



Entrance Hall

Wood effect floor.

Front Reception Room

14' 1" x 9' 4" (4.29m x 2.84m)

Wood effect floor, double radiator, dado rail, door to rear reception room and kitchen.

Rear Reception Room

17' 5" x 12' 2" (5.31m x 3.71m)

Fitted carpet, coving to ceiling, double glazed door to garden, double radiator, door to rear lobby.

Kitchen

13' 6" x 7' 9" (4.11m x 2.36m)

Modern fitted, in a range of gloss white base and wall cabinets, single bowl stainless steel sink and drainer inset to contrasting worksurface, space for fridge-freezer, plumbing for washing machine, space for dishwasher, integrated halogen hob with tiled splashback, electric oven and grill, extractor fan over, vinyl floor.

Cloakroom / WC

Low flush WC, vanity basin, vinyl floor, part tiled walls, radiator.

First Floor

Landing

Fitted carpet, large storage cupboard, double storage cupboard.

Bedroom One

12' 1" narrowing to 9' 3" x 10' 10" (3.68m narrowing to 2.82m x 3.30m)

Fitted carpet, radiator, coving to ceiling.

Bedroom Two

12' 2" x 9' 1" plus door recess (3.71m x 2.77m plus door recess)

Fitted carpet, double radiator, large wardrobe cupboard.

Bedroom Three

9' 2" x 8' (2.79m x 2.44m)

Fitted carpet, double radiator, coving to ceiling.

Bathroom

Fully tiled walls, low flush WC, pedestal basin, panelled bath with mixer tap and shower attachment, large storage/airing cupboard, wood effect floor.

Outside

Front Garden

Lawned, side pedestrian access to rear garden.

Rear Garden

Brick paved, tap, flowerbeds to side and rear.

Brick Built Storage Shed

Power and light, heating, door to lobby, rear reception room and garden.



view this property online barnfields.co.uk/Property/ENF104856





welcome to

Padstow Road, Enfield

- Two Reception Rooms
- Modern Fitted Kitchen
- Three Good Sized Bedrooms
- First Floor Bathroom
- Chain Free

Tenure: Freehold EPC Rating: D

£500,000



Please note the marker reflects the postcode not the actual property

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



Property Ref:
ENF104856 - 0003

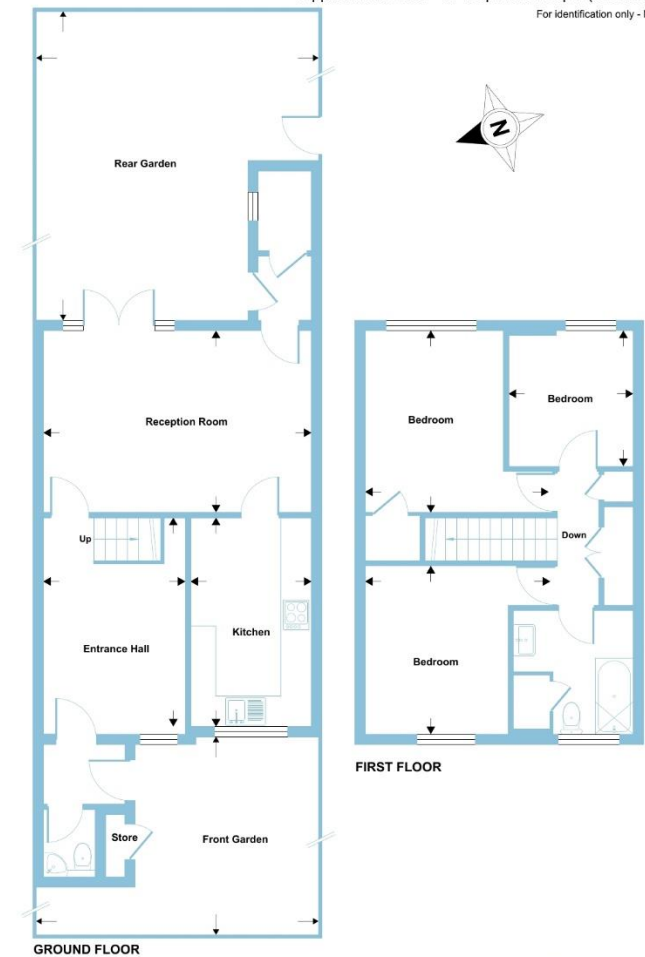
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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.

Padstow Road, Enfield, EN2

Approximate Area = 974 sq ft / 90.4 sq m (excludes store)

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

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: 1248000

barnfields

barnfields



020 8363 3394



info@barnfields.com



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



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