



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.



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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

£485,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF104856 - 0006

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

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: 1248000

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