



**Rosemary Avenue, Enfield, EN2 0SR**



**welcome to**  
**Rosemary Avenue, Enfield**

Barnfields are pleased to present this three double bedroom semi-detached family house situated in this popular residential location just minutes from schools, parks, shops and restaurants and within easy access of Enfield Town with its rail stations, shops and transport hub.

Modernised to a good standard and offered chain free. Sole Agents.





### Entrance Hall

Wood effect floor, double radiator, door to garage.

### Lounge

20' 8" x 13' 4" ( 6.30m x 4.06m )

Wood effect floor, double radiator, double doors to garden.

### Kitchen

11' 6" x 8' ( 3.51m x 2.44m )

Fitted in a range of modern base and wall cabinets with inset stainless steel worksurface and drainer inset to contrasting worksurface, gas hob with extractor fan over, integrated electric oven and grill, space for fridge freezer, breakfast bar, radiator, double glazed door to garden, wall mounted gas central heating boiler.

### Cloakroom W.C

Low flush WC with concealed cistern, bracket basin, vinyl floor, extractor fan, radiator.

### First Floor

#### Landing

Fitted carpet, window to side, access to loft, airing cupboard.

#### Bedroom One

13' 4" x 9' 10" ( 4.06m x 3.00m )

Fitted carpet, double radiator.

#### Bedroom Two

11' 6" x 10' 3" ( 3.51m x 3.12m )

Fitted carpet, double radiator.

#### Bedroom Three

9' 11" x 7' 7" + recess ( 3.02m x 2.31m + recess )

Fitted carpet, double radiator.

### Bathroom

Comprising low flush WC, vanity basin, panelled bath with mixer taps and shower attachment, curtain and rail, vinyl floor, heated towel rail, extractor fan.

### Outside

#### Front Garden

Lawn to side with pedestrian access to rear garden, off road parking for two vehicles with access to garage.

#### South Facing Rear Garden

Laid to lawn with paved patio.

### Garage

18' x 8' ( 5.49m x 2.44m )

Power and light, up and over door, double radiator.



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welcome to

## Rosemary Avenue, Enfield

- Chain Free
- Garage Own Drive
- South Facing Gardens
- Spacious Lounge
- Three Double Bedrooms

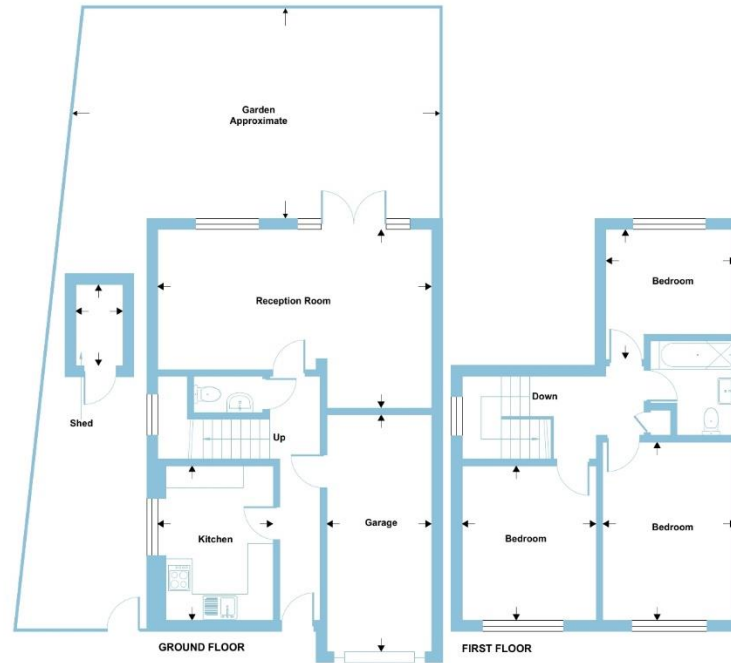
Tenure: Freehold EPC Rating: C

**OIEO £550,000**



### Rosemary Avenue, Enfield, EN2

Approximate Area = 960 sq ft / 89.1 sq m  
Garage = 141 sq ft / 13 sq m  
Outbuilding = 22 sq ft / 2 sq m  
Total = 1123 sq ft / 104.1 sq m  
For identification only - Not to scale



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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: 1255646



Please note the marker reflects the postcode not the actual property



Property Ref:  
ENF104968 - 0002

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