



The Brackens, Enfield, EN1 2JX

welcome to

The Brackens, Enfield

Barnfields are delighted to offer for sale this versatile and spacious four/five bedroom semi-detached house in a quiet residential turning in one of Enfield's most popular areas, adjacent Bush Hill Park Conservation Area and within close proximity of local shops, Bush Hill Parade, Bush Hill Park Rail Station (Liverpool Street Line), good schools and within easy access of both Enfield Town with its multiple shopping and transport facilities and the A10 with its abundance of retail parks.

The property is offered chain free and must be viewed to be fully appreciated.



Hallway

Wood flooring, column radiator, understairs cupboard, double glazed window to front.

Bathroom

Panelled bath with shower attachment and glass screen, Low level WC with concealed cistern, hand basin, double glazed window to rear.

Front Reception Room

14' 6" x 12' (4.42m x 3.66m)

Fitted carpet, column radiator, double glazed bay to front.

Rear Reception Room / Kitchen

22' 3" x 10' 10" (6.78m x 3.30m)

Wood flooring, column radiator, spotlights, open plan to:-

Kitchen Area

Range of fitted wall and base units with toning worktops, sink and drainer, ceramic hob and extractor above, tiled splashbacks, built-in oven and microwave, space for fridge/freezer, wood flooring, double glazed window and door to garden, spotlights.

Bedroom Five / Reception

10' 1" x 9' 10" (3.07m x 3.00m)

Wood flooring, double glazed window to rear, radiator, fitted carpet.

En-Suite

Step-in shower unit, low level WC, hand basin, tiled floor, double glazed window to side.

First Floor

Landing

Fitted carpet, double glazed window to side.

Bedroom One

12' 6" x 11' 11" (3.81m x 3.63m)

Wood flooring, double glazed window to front, column radiator.

Bedroom Two

12' 6" x 10' 6" (3.81m x 3.20m)

Wood flooring, double glazed window to rear, built-in wardrobe, radiator.

Bedroom Three

8' x 6' 6" (2.44m x 1.98m)

Wood flooring, double glazed window to front, radiator.

Utility Room

8' x 6' 6" (2.44m x 1.98m)

Sink and drainer, range of units, plumbing for washing machine, tiled floor, double glazed window to rear, boiler.

WC

Low level WC, hand basin, tiled walls and floor, double glazed window to side.

Second Floor

Landing

Double glazed window to side.

Shower Room

Step-in shower unit, hand basin, tiled walls and floor.

Bedroom Four

20' 7" x 17' 1" to extremes (6.27m x 5.21m to extremes)

Wood flooring, two Velux windows to front plus double glazed windows to rear, spotlights, built-in drawers and storage, eves storage space, door to:-

En-Suite Bathroom

Panelled bath with shower attachment and glass screen, Low level WC, hand basin, double glazed window to rear, chrome heated towel rail, tiled walls and floor.

Outside

Rear Garden

An approximately 60ft rear garden with stone patio, side entrance, raised wooden flower beds, central lawn with pathway to:-

Summer House / Garden Room

21' 1" x 10' 6" (6.43m x 3.20m)

A versatile space ideal for an office or gym.

Front Garden

Brick paved off-street parking to front for two/three cars.



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welcome to

The Brackens, Enfield

- Two / Three Reception Rooms
- Four / Five Bedrooms
- Modern Fitted Kitchen
- Four Bathrooms
- Rear Garden Room / Summer House

Tenure: Freehold EPC Rating: C

offers in excess of

£700,000



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property

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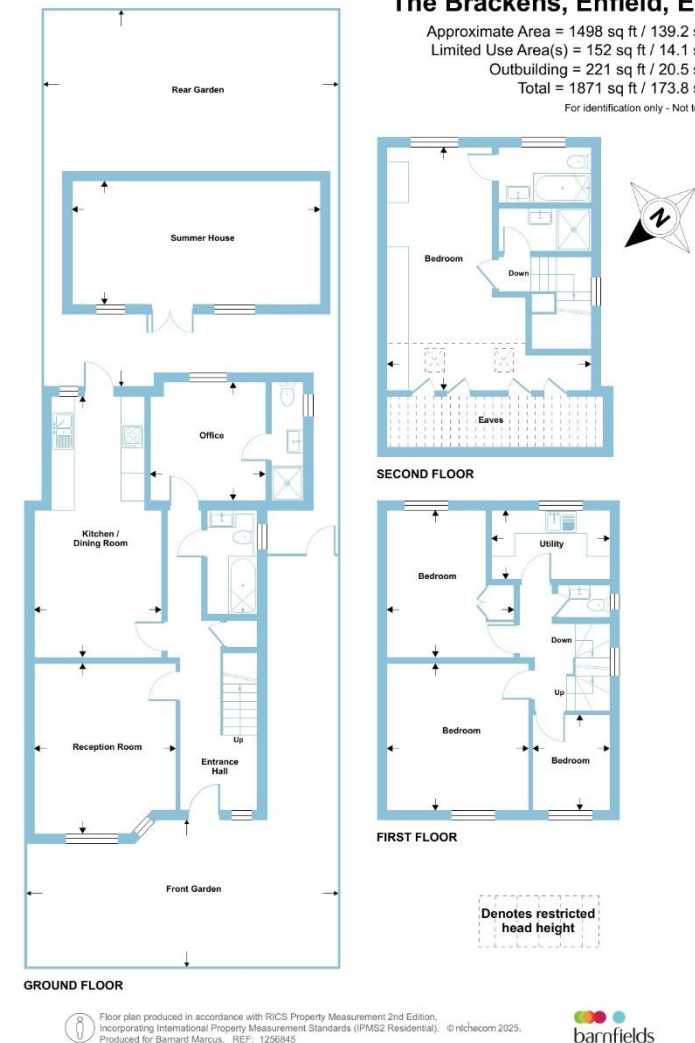
Property Ref:
ENF104919 - 0003

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The Brackens, Enfield, EN1

Approximate Area = 1498 sq ft / 139.2 sq m
Limited Use Area(s) = 152 sq ft / 14.1 sq m
Outbuilding = 221 sq ft / 20.5 sq m
Total = 1871 sq ft / 173.8 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). © nrichcom 2025. Produced for Barnard Marcus. REF: 1256845

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020 8363 3394



info@barnfields.com



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



barnfields.co.uk