



Halifax Road, Enfield, EN2 0PP

welcome to
Halifax Road, Enfield

Beautifully appointed and rarely available, semi-detached Victorian three bedroom family house, situated in this quiet residential turning, just minutes from local shops, restaurants, pubs and parks and within easy access of Gordon Hill and Enfield Chase Rail Stations (Moorgate Line) and Enfield Town with multiple shopping facilities, theatre and library and within easy access of the M25 Motorway.

The property has been modernised and is well presented throughout and good schools are close at hand.



Entrance Hall

Solid wood floor, double radiator, coving to ceiling.

Lounge

14' 2" into bay x 11' 9" max (4.32m into bay x 3.58m max)
Solid wood floor, attractive cast iron fire with real flame fire, wooden mantel over, double radiator, bookshelves, coving to ceiling, open planned to:-

Dining Room

15' 4" max x 12' (4.67m max x 3.66m)
Solid wood floor, understairs storage/meter cupboard, open fire recess with wooden mantel over, bookshelves, coving to ceiling, door to dual aspect kitchen/breakfast room.

Kitchen / Breakfast Room

19' 5" x 9' 10" (5.92m x 3.00m)
Dual aspect.
Comprehensively fitted in a range of matching base and wall cupboards with a one and half bowl stainless steel sink inset to wooden worksurface and drainer, integrated double oven and grill, inset halogen hob with extractor fan over, vinyl splashback, integrated fridge-freezer, dishwasher and washing machine, tiled floor, sunken spotlights to ceiling, double radiator, part vaulted ceiling, glazed doors to garden.

First Floor

Split Level Landing

Fitted carpet, access to loft, coving to ceiling.

Bedroom One

15' 4" max x 12' (4.67m max x 3.66m)
Solid wood floor, attractive cast iron fireplace, coving to ceiling, double radiator, range of floor to ceiling wardrobe cupboards.

Bedroom Two

11' 11" x 9' 11" (3.63m x 3.02m)
Fitted carpet, double radiator, coving to ceiling.

Bedroom Three

9' 11" x 6' 2" (3.02m x 1.88m)
Fitted carpet, double radiator, access to loft, sunken spotlights to ceiling.

Bathroom

Fully tiled walls and floor, low flush WC, vanity basin with mixer tap over, panelled bath with shower over with glass shower screen, heated towel rail, sunken spotlights to ceiling.

Outside

Front Garden

Paved with brick retaining wall.

Rear Garden

Approximately 65' x 20' (to extremes) of south facing rear garden, paved patio, mature beds, laid to lawn, stone patio, pedestrian access, tap, large timber shed/summer house with spotlights and radiator.



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welcome to

Halifax Road, Enfield

- Two Spacious Reception Rooms
- South Facing Rear Garden
- Three Good Sized Bedrooms
- Large Modern Fitted Kitchen Diner
- Gas Central Heating

Tenure: Freehold EPC Rating: D

offers in excess of

£650,000



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the marker
reflects the
postcode
not the
actual
property

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Property Ref:
ENF104936 - 0003

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020 8363 3394



info@barnfields.com



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



barnfields.co.uk