



Calshot Way, Enfield, EN2 7BQ

welcome to
Calshot Way, Enfield

Barnfields are delighted to offer this spacious three/four bedroom townhouse in a most convenient, quiet cul-de-sac location just a short walking distance from Enfield Chase Rail Station (Moorgate Line), local shops and Enfield Town multiple shopping centre. Good schools, greenbelt countryside and Enfield Golf Course are close by.

The versatile accommodation is particularly well presented throughout and must be viewed to be fully appreciated.



Entrance Lobby

Laminate floor, radiator, storage cupboard.

Cloakroom / Shower Room / WC

Shower cubicle, wall mounted hand basin, low flush WC, ceramic tiled floor, radiator, part tiled walls, double glazed window to front.

Entrance Hall

Laminate floor, radiator, double doors to Bedroom Four / Garden Room.

Utility Room

Accessed via Bedroom Four / Garden Room and Garage, ceramic tiled floor, plumbing for washing machine, built-in cupboard.

Garden Room / Bedroom Four

16' 10" at widest x 14' 2" at widest (5.13m at widest x 4.32m at widest)
Laminate floor, radiator, double glazed windows and French doors to garden, spotlights, storage cupboard.

First Floor

Landing

Fitted carpet.

Lounge

16' 10" x 14' 1" (5.13m x 4.29m)
Laminate floor, radiator, double glazed semi-circular bay window to front.

Dining Room

14' 3" x 9' 5" (4.34m x 2.87m)
Laminate floor, radiator, understairs storage cupboard, double glazed window to rear, doorway to:-

Kitchen

10' 11" x 7' (3.33m x 2.13m)
Comprehensively fitted comprising base units with worktops, inset gas hob unit with fume extractor hood over, built-in oven, inset one a half bowl stainless steel sink unit, cupboard housing combination gas central heating boiler, integrated fridge-freezer and dishwasher, laminate floor, double glazed windows to rear.

Second Floor

Landing

Fitted carpet, access to loft.

Bedroom One

15' 7" x 10' 8" (4.75m x 3.25m)
Fitted carpet, spotlights, double glazed windows to rear, radiator.

En-Suite Shower Room / WC

Newly fitted shower cubicle, contemporary hand basin with cupboards beneath, low flush WC, fully tiled walls and floor, radiator, double glazed windows to rear.

Bedroom Two

15' 8" x 9' 10" (4.78m x 3.00m)
Fitted carpet, double glazed windows to front, spotlights, radiator.

Bedroom Three

11' 2" x 6' 9" (3.40m x 2.06m)
Fitted carpet, double glazed windows to front, spotlights, radiator.

Family Bathroom / WC

Newly fitted with tiled panelled bath shower over and glass screen, contemporary hand basin with drawers beneath, low flush WC, fully tiled walls and floor, radiator.

Garage

Integral garage with power and lighting, double doors to front approached via own front driveway with off-street parking.

Rear Garden

Easily maintained rear garden, brick paved patio, synthetic lawn.

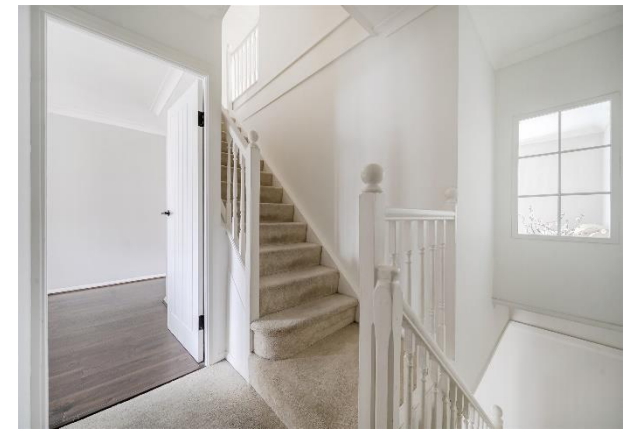


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welcome to

Calshot Way, Enfield

- Attractive First Floor Lounge
- Separate Dining Room
- En-Suite Bathroom To Master Bedroom
- Good Sized Fitted Kitchen
- Integral Garage

Tenure: Freehold EPC Rating: C

£725,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF104492 - 0002

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.

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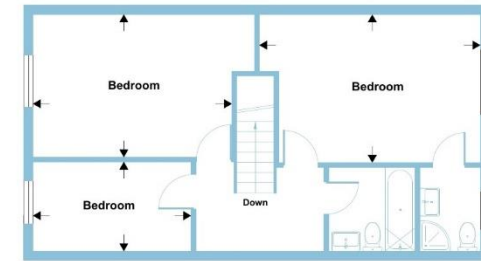
Calshot Way, Enfield, EN2

Approximate Area = 1438 sq ft / 133.5 sq m

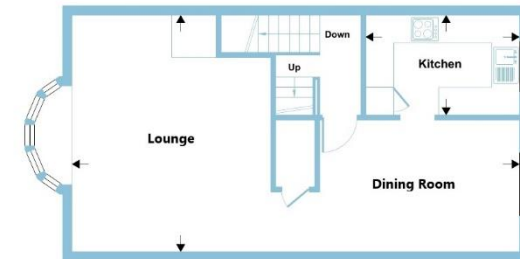
Garage = 131 sq ft / 12.1 sq m

Total = 1569 sq ft / 145.6 sq m

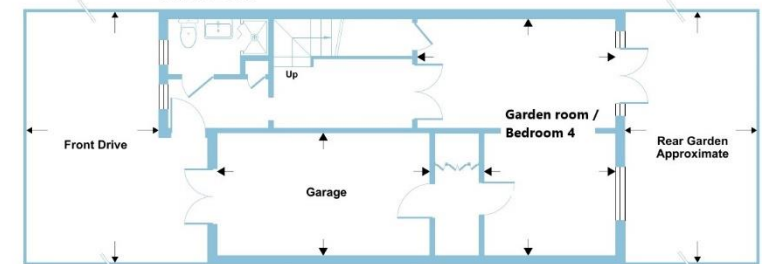
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, (incorporating International Property Measurement Standards (IPMS2 Residential)). © richcom 2025. Produced for Barnard Marcus. REF: 1250126



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