



Amberley Road, Enfield, EN1 2QY

welcome to
Amberley Road, Enfield

An attractive and deceptively spacious Edwardian (1908 built), three bedroom house in the bowl of a cul-de-sac, close to Bush Hill Park Rail Station (Liverpool Street Line) and local village shops, within easy access of Enfield Town multiple shopping centre and close to good schools including the popular Raglan Junior School.

The accommodation retains original features including fireplaces. Other features include:-





Entrance Hall

Radiator, dado rail, understairs storage cupboard.

Lounge

13' 8" into bay x 11' 7" (4.17m into bay x 3.53m)

Stripped floor, handsome cast iron fireplace and mantel, radiator, picture rail.

Dining Room

12' 4" x 10' 5" (3.76m x 3.17m)

Tiled fireplace, radiator, double glazed French windows to garden.

Kitchen

11' 3" x 6' (3.43m x 1.83m)

Stainless steel sink unit, base units, wall cabinets, radiator, storage cupboard.



First Floor

Landing

Access to loft.

Bedroom One

12' x 11' 7" (3.66m x 3.53m)

Original cast iron fireplace, radiator, cupboard housing wall mounted combination gas central heating boiler.

Bedroom Two

11' 7" x 10' 5" (3.53m x 3.17m)

Stripped floor, radiator, original cast iron fireplace, picture rail.

Bedroom Three

8' 1" x 6' 5" (2.46m x 1.96m)

Radiator.

Bathroom

Requires totally refitting.

Outside

Rear Garden

Approximately 60' of west facing rear garden with outside WC.



view this property online barnfields.co.uk/Property/ENF104997



welcome to

Amberley Road, Enfield

- Spacious Attractive Lounge
- Good Sized Dining Room
- 60' West Facing Rear Garden
- No Chain
- Three Bedrooms

Tenure: Freehold EPC Rating: D

£475,000



Please note
the marker
reflects the
postcode
not the
actual
property

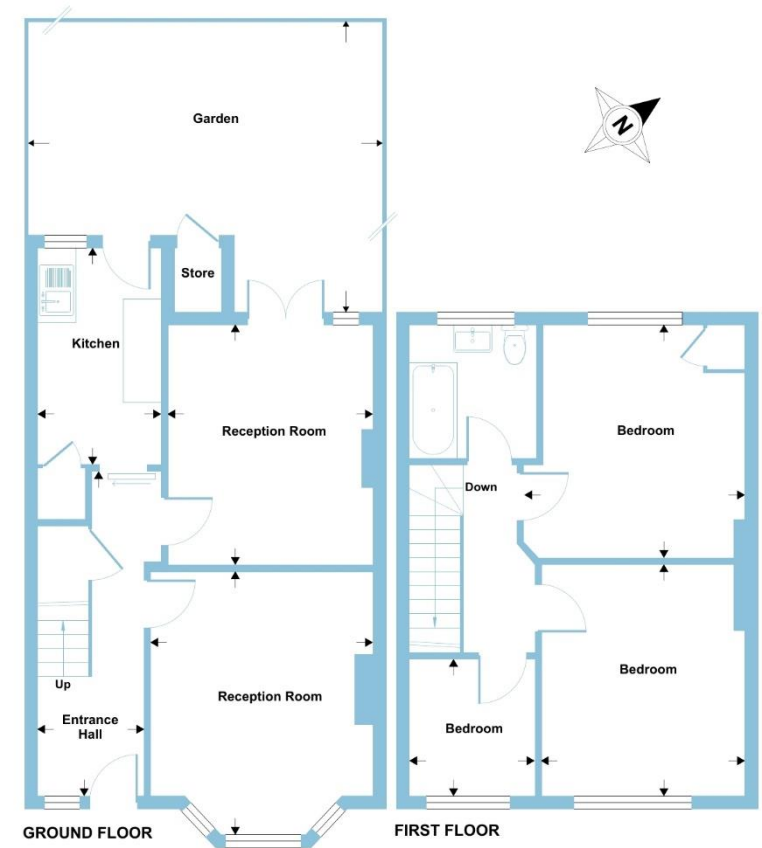
Amberley Road, EN1

Approximate Area = 874 sq ft / 81.2 sq m

Outbuilding = 8 sq ft / 0.7 sq m

Total = 882 sq ft / 81.9 sq m

For identification only - Not to scale



check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



Property Ref:
ENF104997 - 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.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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: 1267383

barnfields

barnfields



020 8363 3394



info@barnfields.com



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



[barnfields.co.uk](https://www.barnfields.co.uk)