



**The Hollies, Little Park Gardens, Enfield, EN2 6PD**



**welcome to**

## **Little Park Gardens, Enfield**

Built in 1888, Barnfields are delighted to offer for sale this unique detached, four bedroom residence nestled in the heart of Enfield's Conservation Area. Boasting many beautiful period features, this charming house has been extremely well-maintained and is offered in good condition throughout. The property has the added benefit of granted Planning Permission for extension to the rear and first floor (plans available on request). Located just a few moments' walk from Enfield Town High Street and Shopping Centre, Enfield Town Park and a short equidistant walk of both Enfield Chase (Moorgate Line) and Enfield Town (Liverpool Street Line) Overground Stations.

This stunning property is offered on a chain-free basis and is a magnificent example of Victorian architecture that must be viewed to be fully appreciated.



### Hallway

Solid oak flooring, two sash windows to front with fitted shutters, radiator and cover, picture rails, sweeping staircase leading to the First Floor, understairs storage cupboard, door to side.

### WC

Low level WC, double glazed window to side, radiator, pedestal wash hand basin, cupboard, tiled wall and floor.

### Reception Room One

16' 6" x 14' 4" ( 5.03m x 4.37m )

An impressive dual aspect room with a bay of double glazed sash windows to front and sash windows to side both with fitted shutters, solid oak wood flooring, cast iron fireplace with marble surround and matching hearth, radiator.

### Reception Room Two

13' 6" x 11' 5" ( 4.11m x 3.48m )

Solid oak wood flooring, cast iron fireplace with tiled inserts, marble surround and tiled hearth, picture rails, French doors opening to garden, radiator.

### Reception Room Three

11' 4" x 10' 3" ( 3.45m x 3.12m )

Dual aspect room with windows to both sides, fitted carpet, radiator.

### Kitchen

11' 9" x 10' 6" ( 3.58m x 3.20m )

Range of fitted wall and base units with toning worktops, sink and drainer, large gas hob, built-in double oven, tiled splashbacks, tiled floor, window to rear, radiator, door to:-

### Utility Room

Sink and drainer, plumbing for washing machine, window to rear, tiled floor, radiator, door to garden.

### First Floor

#### Landing

A generous split level landing with a stained glass feature sash window to the side, fitted carpet, radiator, picture rails, additional sash window to front with fitted shutters, access to loft storage space, original built-in cupboard.

### Bedroom One

16' 5" x 14' 5" ( 5.00m x 4.39m )

Dual aspect room with sash windows and fitted shutters to front and side, fitted carpet, radiator, picture rails.

### Bedroom Two

13' 5" x 11' 4" ( 4.09m x 3.45m )

Sash window to rear, fitted carpet, built-in cupboards, radiator, cast iron fireplace.

### Bedroom Three

11' 11" x 10' 5" ( 3.63m x 3.17m )

Sash window to rear, fitted carpet, built-in cupboard, radiator, cast iron fireplace, picture rails, door to:-

### En-Suite

Step down to panelled bath, low level WC, pedestal wash hand basin, fitted carpet, stained glass sash window to front plus additional sash window to rear.

### Bedroom Four

11' 5" x 10' 3" ( 3.48m x 3.12m )

Dual aspect room with sash windows to side and rear, fitted carpet, cast iron fireplace.

### Bathroom

Panelled bath with shower attachment, pedestal wash hand basin, low level WC, bidet, fitted carpet, sash window to front, fully tiled walls, radiator.

### Outside

#### Rear Garden

Approximately 60ft x 40ft with patio to front, central lawn with shingle pathway, mature tree and shrub borders, Apple Tree, brick built wood store (attached to property) side entrance gate leading to the front.

### Garage

Single brick built garage accessed internally via the entrance hall and also via an up and over door to the front.

### Off-Street Parking

Brick paved off-street parking to the front for one car.

### Front Garden

Retained via a matching brick wall with attractive wrought iron railings and matching gate.

### Agents Note

This property has granted Planning Permission for a double storey rear extension to create a large kitchen/diner to the rear on the ground floor and an extra space on the First Floor. Please ask the agent for more details.



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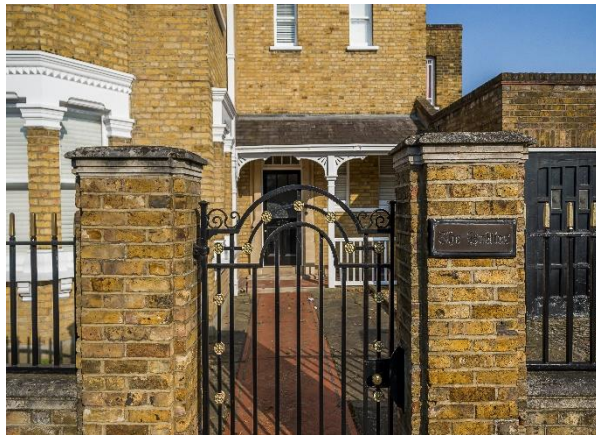
## Little Park Gardens

- Four Bedrooms
- Granted Planning Permission to Extend
- Three Reception Rooms
- Utility Room
- Two Bathrooms

Tenure: Freehold EPC Rating: E

offers in excess of

**£1,100,000**



Please  
note the  
marker  
reflects the  
postcode  
not the  
actual  
property

## Little Park Gardens, Enfield, EN2

Approximate Area = 1843 sq ft / 171.2 sq m  
Garage = 143 sq ft / 13.2 sq m  
Outbuilding = 45 sq ft / 4.1 sq m  
Total = 2031 sq ft / 188.5 sq m  
For identification only - Not to scale



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Property Ref:  
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