



Wroxham Gardens, Enfield, EN2 9BU

welcome to
Wroxham Gardens, Enfield

Barnfields are extremely pleased to offer this spacious and elegant, detached four bedroom chalet bungalow, individually designed and extended in this most sought after cul-de-sac, within walking distance of Crews Hill Rail Station (Moorgate Line) and surrounding nurseries and greenbelt countryside. There is a frequent bus service into Enfield Town multiple shopping centre and good schools are also close at hand.

This unique and well presented property features:-



Spacious Elegant Entrance Hall

Laminate floor, radiator.

Lounge

26' 1" x 15' 3" (7.95m x 4.65m)

Laminate floor, two radiators, handsome marble fireplace with cast iron basket and gas coal living flame fire, sliding double glazed patio doors to conservatory.

Conservatory

13' x 8' (3.96m x 2.44m)

Laminate floor, radiator, sliding double glazed patio doors to garden.

Kitchen

11' 9" x 9' 6" (3.58m x 2.90m)

Comprehensively fitted in attractive modern white units, comprising base units with worktops, inset ceramic hob unit with fume extractor hood over, inset one and half bowl sink unit, built-in double oven, integrated fridge-freezer, integrated dishwasher, porcelain tiled floor, radiator, cupboard housing combination gas central heating boiler.

Utility Room / Shower Room

8' 5" x 7' 8" (2.57m x 2.34m)

Wall cabinets, worktops, stainless steel sink unit, plumbing for washing machine and vented for tumble dryer, shower cubicle, low flush WC (white suite), porcelain tiled floor, radiator.

Bedroom One

12' 6" x 12' (3.81m x 3.66m)

Fitted carpet, radiator.

Bedroom Two

11' 1" x 9' 9" (3.38m x 2.97m)

Fitted carpet, radiator.

Second Floor

Landing

Fitted carpet, radiator.

Master Bedroom (Bedroom Three)

15' 4" x 10' 9" to extremes (4.67m x 3.28m to extremes)

Fitted carpet, radiator, eaves cupboards.

En-Suite Dressing Room

En-Suite Bathroom / WC

Panelled bath with separate shower control, shower screen, vanity wash hand basin with cupboard under, low flush WC (white suite), ceramic tiled floor, heated towel rail, part tiled walls.

Bedroom Four

13' x 9' 1" (3.96m x 2.77m)

Fitted carpet, eaves cupboards, radiator, double built-in wardrobe cupboard.

En-Suite Shower Room / WC

Shower cubicle, low flush WC, vanity wash hand basin with tiled splashback, tiled floor, extractor fan, spotlights.

Outside

Front Garden

Large front garden providing off-street parking for several cars, approached via own front driveway with shared side driveway to brick built garage.

Brick Built Garage

15' 8" x 7' 10" (4.78m x 2.39m)

Power and lighting.

Rear Garden

South facing rear garden, laid to lawn with large patio with views over fields at rear, small potting shed with quarry tiled floor.



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welcome to

Wroxham Gardens, Enfield

- Superb South Facing Garden Backing Onto Greenbelt Fields
- Detached Garage
- En-Suite Bathroom / WC To Master Bedroom
- Off-Street Parking For Several Cars
- Delightful Conservatory

Tenure: Freehold EPC Rating: D

£800,000



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the marker
reflects the
postcode
not the
actual
property

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Property Ref:
ENF104365 - 0003

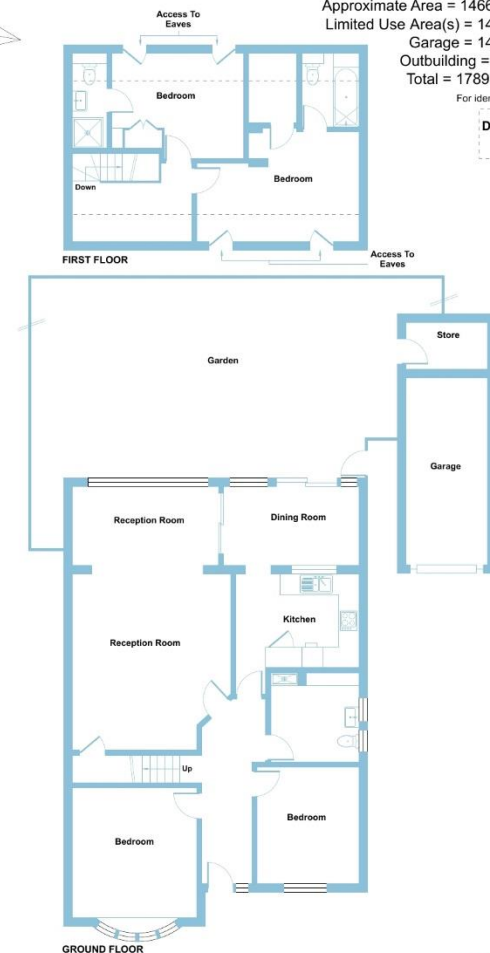
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Approximate Area = 1466 sq ft / 136.1 sq m
Limited Use Area(s) = 145 sq ft / 13.4 sq m
Garage = 142 sq ft / 13.1 sq m
Outbuilding = 36 sq ft / 3.3 sq m
Total = 1789 sq ft / 165.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Barnard Marcus. REF: 1267589



020 8363 3394



info@barnfields.com



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



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