



**Parsonage Lane, Enfield, EN2 0AQ**



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## **Parsonage Lane, Enfield**

A spacious and extended, 1930's built three bedroom semi-detached family house situated in this popular residential location, just minutes from good schools, shops, Enfield Chase and Gordon Hill Rail Stations (Moorgate Line), parks, and within easy access of Enfield Town with its multiple shopping facilities, the M25 motorway and greenbelt countryside.

The property has been modernised and extended and has many pleasing features and is offered on a chain free basis.



## Double Glazed Porch

### Entrance Hall

Wood effect floor, dado rail, coving to ceiling, understairs storage cupboard, double doors to lounge.

### Lounge

14' 1" x 11' 4" max ( 4.29m x 3.45m max )

Wood effect floor, double radiator, coving to ceiling, sunken spotlights to ceiling.

### Dining Room

13' 4" x 10' 6" max ( 4.06m x 3.20m max )

Wood effect floor, column radiator, ceiling rose, attractive fire with quartz surround and hearth with wooden mantel over, open planned to kitchen.

### Kitchen / Breakfast Room

16' 6" x 15' 3" plus recess ( 5.03m x 4.65m plus recess )

Comprehensively fitted in a range of gloss white base and wall units, with one and half bowl stainless steel sink and drainer inset to worksurface, integrated double oven and grill with gas hob, concealed extractor fan over, plumbing for dishwasher and washing machine, space for tumble dryer, space for American style fridge-freezer, breakfast bar, roof lantern, column radiator, double glazed patio doors to garden, sunken spotlights to ceiling.

### Cloakroom WC

Low flush WC, vanity basin corner shower cubicle, fully tiled walls and floor, heated towel rail radiator, extractor fan.

## First Floor

### Landing

Fitted carpet, picture rail, window to side, radiator, access to loft.

### Bedroom One

15' into bay x 10' 4" to chimney ( 4.57m into bay x 3.15m to chimney )

Fitted carpet, radiator, range of built-in floor to ceiling wardrobe cupboards.

### Bedroom Two

11' 4" x 10' 7" max ( 3.45m x 3.23m max )

Fitted carpet, double radiator, picture rail, two double built-in wardrobe cupboards.

### Bedroom Three

9' 4" x 6' 5" ( 2.84m x 1.96m )

Wood effect floor, plate rail, coving to ceiling, double radiator.

### Spacious Bath / Shower Room

7' 6" x 7' 3" ( 2.29m x 2.21m )

White suite comprising low flush WC, pedestal basin, panelled bath with Victorian style mixer tap and shower attachment, fully tiled walls, mosaic tiled floor, corner shower cubicle, double radiator.

## Outside

### Front Garden

Brick paved providing off-street parking for 2/3 vehicles with mature border hedges.

### Rear Garden

Approximately 65' laid to lawn, decked patio and paved patio, side pedestrian access, security light and tap, large timber shed to rear.



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## Parsonage Lane, Enfield

- Three Bedrooms
- Close To Good Schools
- Extended Kitchen / Breakfast Room
- Off-Street Parking For 2 / 3 Vehicles
- Approximately 65' Rear Garden

Tenure: Freehold EPC Rating: D

Offers In Excess Of

**£650,000**



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## Parsonage Lane, Enfield, EN2

Approximate Area = 1238 sq ft / 115 sq m  
Outbuildings = 226 sq ft / 20.9 sq m  
Total = 1464 sq ft / 135.9 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). © richcom 2025. Produced for Barnard Marcus. REF: 1269509

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