



River View, Enfield, EN2 6PX

welcome to

River View, Enfield

A stunning period housing fronting and enjoying views over the old course of The New River, in the heart of Enfield's conservation area, within a short walk of Enfield Chase Rail Station (Moorgate Line) and Enfield Town with its multiple shopping facilities. The delightful Gentleman's Row, runs adjacent to River View and both Enfield Town Park and good schools are also close at hand.

This superb property should be viewed to be fully appreciated. Features include:-



Elegant Entrance Hall

Mosaic tiled floor, coving and decorative architrave, easy rising staircase to first floor.

Cloakroom / WC

Low flush WC, bracket wash hand basin, ceramic tiled floor.

Lounge / Dining Room

25' x 11' 2" (7.62m x 3.40m)

Dual aspect.

Fitted carpet, two radiators, handsome stone fireplace with inset log burner/stove, picture rail, views over river.

Kitchen / Breakfast Room

18' x 10' (5.49m x 3.05m)

Beautifully fitted in recently installed modern kitchen units, comprising base units with quartz worktops, matching wall cabinets, inset gas hob unit with fume extractor over, built-in double oven and microwave, integrated fridge-freezer, wine rack, dishwasher and washing machine, inset stainless steel sink unit, cupboard housing combination gas central heating boiler, modern radiator, porcelain tiled floor with underfloor heating, casement door to garden.

First Floor

Landing

Delightful landing with fitted carpet.

Bedroom One

14' 6" x 10' 6" (4.42m x 3.20m)

Fitted carpet, radiator, two double built-in wardrobe cupboards, views over river.

Bedroom Two

11' x 9' 1" max (3.35m x 2.77m max)

Fitted carpet, radiator, picture rail.

Bedroom Three

9' 10" x 9' 5" (3.00m x 2.87m)

Laminate floor, radiator, picture rail.

Bathroom / Shower Room

Modern suite comprising panelled bath with separate shower control with rain shower head and shower screen, vanity wash hand basin with cupboards under, low flush WC (white suite), ceramic tiled floor, heated towel rail, part fully tiled walls.

Outside

Front Garden

Beautifully planted with mature shrubs, attractive tiled pathway, leading to handsome hardwood front door with leaded glass window.

Rear Garden

West facing, laid to lawn, outside tap, security lighting, secure rear pedestrian access, timber shed, flower and shrub borders.



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River View, Enfield

- Three Good Sized Bedrooms
- Large Attractive Lounge / Dining Room
- Beautifully Fitted Kitchen / Breakfast Room
- Log Burner Stove
- River Frontage / Views

Tenure: Freehold EPC Rating: Awaited

We are currently awaiting Tenure details. For further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.

offers in excess of

£800,000



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reflects the
postcode
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actual
property

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Property Ref:
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Approximate Area = 1030 sq ft / 95.6 sq m
Outbuilding = 34 sq ft / 3.1 sq m
Total = 1064 sq ft / 98.7 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: 1279737



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