



**Canford Close, Enfield, EN2 8QN**



**welcome to**  
**Canford Close, Enfield**

A stunning 'end' townhouse in this elegant cul-de-sac, just off The Ridgeway, within walking distance of Enfield Chase Rail Station (Moorgate Line) and Enfield Town multiple shopping centre. Good schools are also close at hand.

This beautifully presented property must be viewed to be fully appreciated and features include:-



### **Elegant Spacious Entrance Hall**

Wood laminate flooring, open planned to Sitting Room.

### **Cloakroom / WC**

Low flush WC, bracket wash hand basin, laminate floor, radiator.

### **Sitting Room**

15' 4" x 8' 2" ( 4.67m x 2.49m )

Fitted carpet, radiator, range of built-in storage cupboards.

### **Kitchen / Dining Room**

15' 3" x 14' 5" ( 4.65m x 4.39m )

Beautifully fitted in modern units, comprising base units with worksurfaces, inset gas hob with fume extractor hood over, built-in double oven and microwave, one and half bowl stainless steel sink unit, integrated dishwasher, washing machine, freezer and fridge, laminate floor, radiator, cupboard housing wall mounted gas central heating boiler.

### **First Floor**

#### **Landing**

Laminate floor, radiator, airing cupboard housing lagged copper cylinder hot water tank with immersion heater.

#### **Lounge**

15' 3" x 14' ( 4.65m x 4.27m )

Fitted carpet, radiator, attractive bay window.

#### **Bedroom Four**

11' 1" x 10' 2" ( 3.38m x 3.10m )

Fitted carpet, radiator.

### **Bathroom / WC**

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

### **Second Floor**

#### **Landing**

Laminate floor, access to loft.

#### **Master Bedroom**

15' 4" x 14' 1" ( 4.67m x 4.29m )

Fitted carpet, radiator, range of built-in wardrobe cupboards and dressing table.

#### **En-Suite Shower Room / WC**

Shower cubicle, pedestal wash hand basin, low flush WC (white suite), ceramic tiled floor, heated towel rail, fully tiled walls.

#### **Bedroom Two**

14' 6" x 8' 4" ( 4.42m x 2.54m )

Fitted carpet, radiator, built-in wardrobe cupboard and storage cupboard.

#### **Bedroom Three**

11' 7" x 6' 8" ( 3.53m x 2.03m )

Fitted carpet, radiator.

### **Outside**

#### **Front Garden**

Provides off-street parking for 2 cars.

#### **Rear Garden**

Approximately 60' of west facing rear garden, brick paved patio, artificial lawn, flower and shrub borders, side pedestrian access, full width summerhouse/shed, delightful secluded outlook.







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## Canford Close, Enfield

- Open Planned Sitting Room
- No Chain
- Spacious Attractive First Floor Lounge
- Four Good Sized Bedrooms
- En-Suite To Master Bedroom

Tenure: Freehold EPC Rating: Awaited

**£750,000**



Please note the marker reflects the postcode not the actual property



## Canford Close, Enfield, EN2

Approximate Area = 1428 sq ft / 132.6 sq m  
Outbuilding = 114 sq ft / 10.5 sq m  
Total = 1542 sq ft / 143.1 sq m  
For identification only - Not to scale



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Property Ref:  
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