

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.























welcome to

Canford Close, Enfield

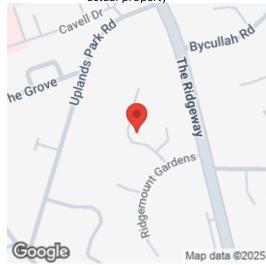
- Open Planned Sitting Room
- No Chain
- Spacious Attractive First Floor Lounge
- Four Good Sized Bedrooms
- En-Suite To Master Bedroom

Tenure: Freehold EPC Rating: Awaited

£750,000



Please note the marker reflects the postcode not the actual property



check out more properties at barnfields.co.uk

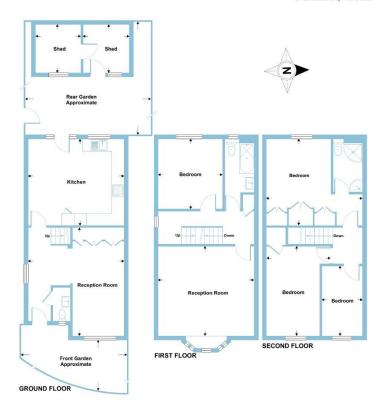


Property Ref: ENF105085 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

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











020 8363 3394



info@barnfields.com



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



barnfields.co.uk