

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



# welcome to

# **Canford Close, Enfield**

Offered to the market with no onward chain, beautifully presented and very appealing four bedroom townhouse, ideally situated within short walking distance to Enfield Chase Railway Station, with fast links to London's Kings Cross, Moorgate and beyond. The accommodation is bright and spacious, comprising four well proportioned bedrooms that are serviced by two luxuriously appointed bath/shower rooms. The contemporary style, modern and open plan kitchen/breakfast room will appeal to families that are looking to move to the area, with well reputed schools such as the Enfield Grammar, Wren Academy and Highlands Schools within easy reach. The well tended and secluded rear garden is a particularly attractive feature, with a westerly elevation, so in sunshine throughout virtually the entire day. This desirable property combines luxury, privacy and a convenient access to city life.







## **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**

- Four Good Sized Bedrooms
- Two Reception Rooms
- En-Suite to Master Bedroom
- Open Plan Kitchen/Diner
- 60' West Facing Garden

Tenure: Freehold EPC Rating: C

Offers In Excess Of

£700,000



Please note the marker reflects the postcode not the actual property





# check out more properties at barnfields.co.uk

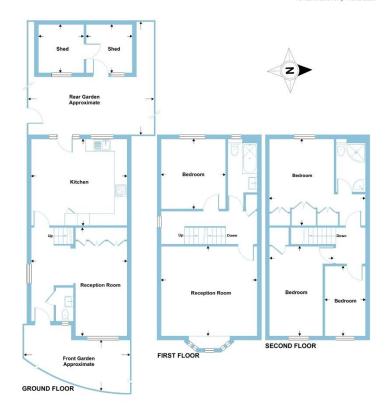


Property Ref: ENF105085 - 0005 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance 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





barnfields







Floor plan produced in accordance with RICS Properly Measurement 2nd Edition, Incorporating International Properly Measurement Standards (IPMS2 Residential). © nichecom 2025 Produced for Barnard Marcus. REF: 1256774



info@barnfields.com



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



barnfields.co.uk