



Queen Annes Grove, Enfield, EN1 2JR

welcome to

Queen Annes Grove, Enfield

A spacious and attractive semi-detached 1930's built three bedroom family house in this elegant and sought after turning, within level walking distance of Bush Hill Park Rail Station (Moorgate Line), local shops and the popular Raglan Junior School. Enfield Town multiple shopping centre and further good schools are also within easy reach.

The well presented accommodation features:-



Entrance Porch

To:-

Entrance Hall

Spacious elegant entrance hall with stripped flooring, radiator, handsome turning staircase, two understairs storage cupboards.

Lounge / Dining Room

29' 8" x 12' 5" max (9.04m x 3.78m max)

Stripped floor, handsome cast iron fireplace with tiled slips, two radiators, tiled fireplace to dining area with wooden mantel, French windows to garden.

Kitchen

11' 9" x 7' (3.58m x 2.13m)

Comprehensively fitted comprising base units with worktops, inset sink unit, inset gas hob unit with fume extractor hood over, built-in oven, plumbing for washing machine and dishwasher, tiled floor, fully tiled walls, cupboard housing wall mounted gas central heating boiler, door to garden.

First Floor

Landing

Fitted carpet, access to loft, attractive stained glass flank window.

Bedroom One

15' 8" x 11' 8" (4.78m x 3.56m)

Stripped floor, radiator, range of built-in wardrobe cupboards.

Bedroom Two

13' 5" x 11' 2" (4.09m x 3.40m)

Stripped floor, radiator, built-in wardrobe cupboard.

Bedroom Three

11' 3" into bay x 7' (3.43m into bay x 2.13m)

Fitted carpet, two radiators.

Bathroom / Shower Room

Panelled bath, pedestal wash hand basin (white suite), separate shower cubicle, heated towel rail, ceramic tiled floor and walls.

Separate WC

Low flush suite, ceramic tiled floor and walls.

Outside

Driveway

Shared side driveway, providing access to possible garage space at rear.

Rear Garden

Approximately 60' of west facing rear garden, full width patio, high quality artificial lawn, flower and shrub borders, brick built shed with power and lighting, side pedestrian access.



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welcome to

Queen Annes Grove, Enfield

- Shared Side Driveway
- 60' West Facing Rear Garden
- Large Bathroom / Shower Room
- Good Sized Fitted Kitchen
- Spacious Attractive Through Lounge

Tenure: Freehold EPC Rating: D

£750,000



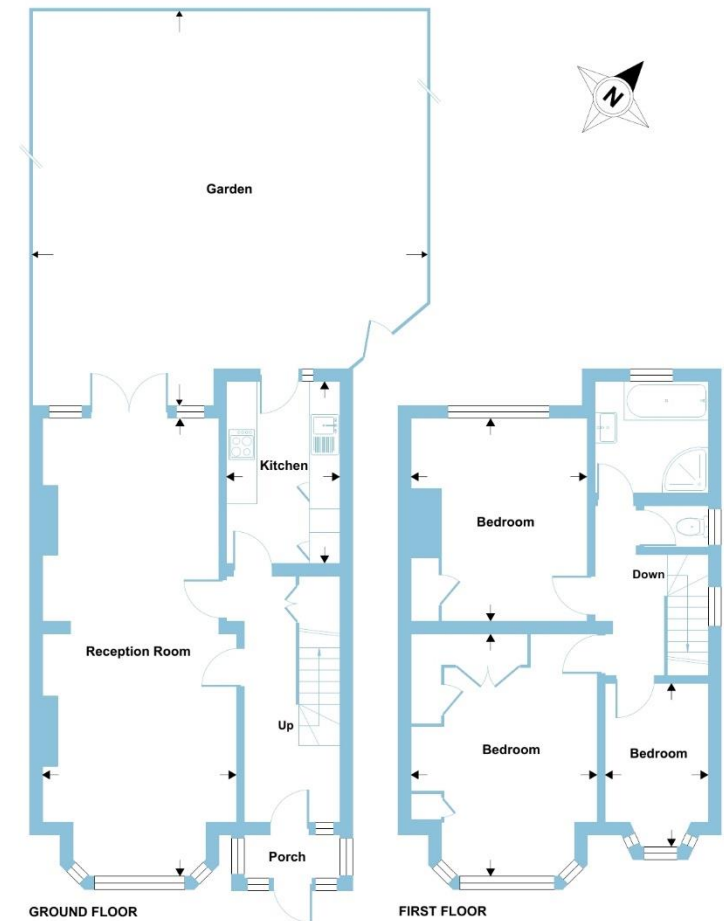
Please note the marker reflects the
postcode not the actual property



Queen Annes Grove, Enfield, EN1

Approximate Area = 1104 sq ft / 102.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1284712

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