



Cotswold Green, Enfield, EN2 7HE

welcome to
Cotswold Green, Enfield

Barnfields are delighted to offer for sale this rarely available, three bedroom semi-detached family house in this most sought after turning located close to Highlands, Grange Park and Merryhills Schools plus bus routes and Oakwood Tube Station are also easily accessible.

The property is offered in very good condition throughout and is offered on a chain free basis. Must be viewed!



Entrance Porch

Solid oak flooring, door to:-

WC

Low level WC, wall mounted hand basin, tiled flooring.

Hallway

Solid oak flooring, double glazed window to front, radiator and cover, dado rail, understairs cupboard.

Front Reception Room

13' 5" x 10' 10" (4.09m x 3.30m)

Solid oak flooring, double glazed bay window to front, open fireplace recess, radiator, double glass pane doors opening to:-

Rear Reception / Dining Room

Irregular Shaped Room 21' 4" at widest x 20' 3" at widest (6.50m at widest x 6.17m)

An L shaped room with continued solid oak flooring, radiator and cover, double glazed sliding doors to garden, continued matching kitchen cabinets and worktops, double glazed windows to rear and single double glazed door to side, spotlights, open plan to:-

Kitchen

10' x 8' 4" (3.05m x 2.54m)

Range of fitted white gloss wall and base units with contrasting worktops, sink and drainer, gas hob with extractor above and extractor hood above, built-in dishwasher, fridge/freezer, washing machine, double oven plus warmer, tiled splashbacks, cupboard housing boiler, double glazed windows to side, solid oak flooring, spotlights.

First Floor

Landing

Solid oak flooring, double glazed windows to front, dado rails, loft hatch opening to loft storage space.

Bedroom One

13' 11" x 10' 10" (4.24m x 3.30m)

Wood flooring, double glazed bay window to front, radiator, range of mirror fronted built-in wardrobes, spotlights.

Bedroom Two

11' 11" x 10' 10" (3.63m x 3.30m)

Wood flooring, floor to ceiling wardrobes, double glazed windows to rear, radiator, dado rails, spotlights.

Bedroom Three

10' 2" x 8' 4" (3.10m x 2.54m)

Wood flooring, double glazed windows to rear, radiator, built-in cupboard, spotlights.

Shower Room

Dual aspect room with double glazed windows, large fully tiled shower unit with glass door, wall mounted hand basin, large built-in storage cupboards, low level WC, fully tiled walls and floor, spotlights, radiator.

Outside

Garden

A wide southerly facing rear garden with patio area to front and side, steps leading down to a central lawn with mature tree and shrub borders, additional patio to rear, shed and side access gate.

Off-Street Parking

Brick paved off-street parking to the front for several cars.

Agents Note

The sale of this property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



view this property online barnfields.co.uk/Property/ENF104892





welcome to Cotswold Green, Enfield

- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Downstairs WC
- First Floor Shower Room

Tenure: Freehold EPC Rating: D

offers in the region of
£800,000



Please note the marker reflects the postcode not the actual property

Cotswold Green, Enfield, EN2

Approximate Area = 1184 sq ft / 109.9 sq m
Outbuilding = 65 sq ft / 6 sq m
Total = 1249 sq ft / 115.9 sq m
For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). ©richecom 2025. Produced for Barnard Marcus. REF: 1286409

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Property Ref:
ENF104892 - 0003

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