



Hollies, River View, Enfield, EN2 6PX

welcome to

Hollies, River View, Enfield

A unique, substantial double fronted three / four bedroom bungalow with immense charm and character, enjoying stunning views over the old course of The New River, in the heart of Enfield's Conservation Area, within a short walk of Enfield Chase Rail Station (Moorgate Line) and Enfield Town with its multiple shopping facilities. The delightful Gentleman's Row runs adjacent to River View and both Enfield Town Park and good schools are close at hand.

This particularly spacious property requires some modernisation, but should be viewed to be fully appreciated.



Spacious Entrance Hall

Fitted carpet, dado rail, understairs storage cupboard, radiator, walk-in storage cupboard, airing cupboard.

Lounge

15' max x 12' 4" max (4.57m max x 3.76m max)
Fitted carpet, fireplace, radiator, large bay window overlooking river, range of built-in storage cupboards.

Bedroom Four / Dining Room

17' max x 14' 7" into bay (5.18m max x 4.45m into bay)
Open fireplace with stone mantel, radiator, views over river.

First Floor

Bedroom One

13' 4" x 9' (4.06m x 2.74m)
Fitted carpet, radiator, fireplace.

Bedroom Two (Second Kitchen)

12' x 10' 8" (3.66m x 3.25m)
Laminate floor, sink unit, base units, wall cabinets, radiator.

Bathroom / WC

Panelled bath with separate shower unit, shower curtain and rail, vanity wash hand basin with cupboard under, low flush WC, radiator.

Kitchen / Breakfast Room

25' 6" x 10' 3" at widest narrowing to 7' 7" in kitchen area (7.77m x 3.12m at widest narrowing to 2.31m in kitchen area)
Base units, double drainer, stainless steel sink unit, wall cabinets, plumbing for washing machine, extractor hood over cooker space, cupboard housing gas central heating boiler, radiator, door to garden.

Second Floor

Loft Room / Bedroom Three

15' 3" x 12' 7" (4.65m x 3.84m)
Fitted carpet, eaves cupboards, three deep storage cupboards, wash hand basin.

En-Suite Bathroom

Panelled bath, low flush WC, part tiled walls.

Outside

Delightful Front Garden

Side pedestrian access to:-

Rear Garden

Particularly wide, west facing secluded rear garden, laid to lawn, fish pond, large shed to side, wide side pedestrian access.



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Hollies, River View, Enfield

- River Frontage
- Recently Replaced Roof
- Spacious Lounge
- Good Sized Dining Room / Bedroom
- Large Kitchen / Breakfast Room

Tenure: Freehold EPC Rating: D
Council Tax Band: G

£750,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF105180 - 0006

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Approximate Area = 1390 sq ft / 129.1 sq m
For identification only - Not to scale



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