



**Old Park Road South, Enfield, EN2 7DD**



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## **Old Park Road South, Enfield**

A superb and rare opportunity to acquire this detached three bedroom bungalow in one of Enfields most sought after cul-de-sacs, backing onto and with stunning views over the rolling fairways of Enfield Golf Course, within walking distance of Enfield Chase Rail Station (Moorgate Line) and Enfield Town multiple shopping centre. Good schools are also close at hand. The elegant accommodation offers huge potential to extend (plans available if required).

Just some of its many pleasing features include:-



### **Elegant Entrance Hall**

Laminate floor.

### **Lounge**

17' 6" x 14' 9" max ( 5.33m x 4.50m max )  
Laminate floor, column radiator, views.

### **Dining Room**

13' 4" x 10' 6" ( 4.06m x 3.20m )  
Laminate floor, column radiator, shutters to windows.

### **Magnificent Kitchen**

19' 4" x 14' 5" ( 5.89m x 4.39m )  
Beautifully and comprehensively fitted in custom built modern units, comprising base units with granite worktops, matching wall cabinets, inset gas hob, with extractor hood over, built-in oven, built-in steam oven, built-in microwave and coffee maker, built-in dishwasher, porcelain tiled floor, double glazed French windows to garden.

### **Utility Room**

12' 6" x 5' 9" ( 3.81m x 1.75m )  
Cupboard housing megaflo hot water system, wall mounted gas central heating boiler, base units with granite worktops, matching wall cabinets, plumbing for washing machine and dryer, porcelain tiled floor, double glazed door to garden.

### **Bedroom One**

13' 2" x 7' 6" ( 4.01m x 2.29m )  
Although narrow, this bedroom is primed for extending, which the vendors were going to do before they decided to move. Engineered oak flooring.

### **En-Suite Shower Room / WC**

Shower cubicle, low flush WC, vanity wash hand basin with cupboard under, porcelain tiled floor and walls.

### **En-Suite Dressing Room**

With fitted built-in shelving and wardrobe cupboards.

### **Bedroom Two**

13' 2" x 12' ( 4.01m x 3.66m )  
Fitted carpet, radiator.

### **Bedroom Three**

12' 2" x 8' 8" ( 3.71m x 2.64m )  
Engineered oak floor.

### **Extremely Spacious Bathroom**

Modern suite, comprising oval bath, his and hers wash hand basins with cupboards under, bidet, low flush WC (white suite), large double walk-in shower cubicle, porcelain tiled floor and walls.

### **Outside**

#### **Front Garden**

Provides off-street parking for at least 3 cars and direct access to garage.

#### **Garage**

17' 8" x 10' ( 5.38m x 3.05m )  
Power and lighting. Side pedestrian access both sides to rear garden.

#### **Rear Garden**

Delightfully laid out on 3 levels and approximately 80' long, extremely wide, (one of the widest plots in the road), full width patio, various mature shrubs and trees, vegetable garden, round feature garden, backing onto and with stunning views over Enfield Golf Course.



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## Old Park Road South, Enfield

- Beautiful 80' West Facing Garden
- Picturesque Westerly Views
- Underfloor Heating To Most Rooms
- Spacious Modern Bathroom
- En-Suite Shower Room / WC And Dressing Room

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

**£1,250,000**



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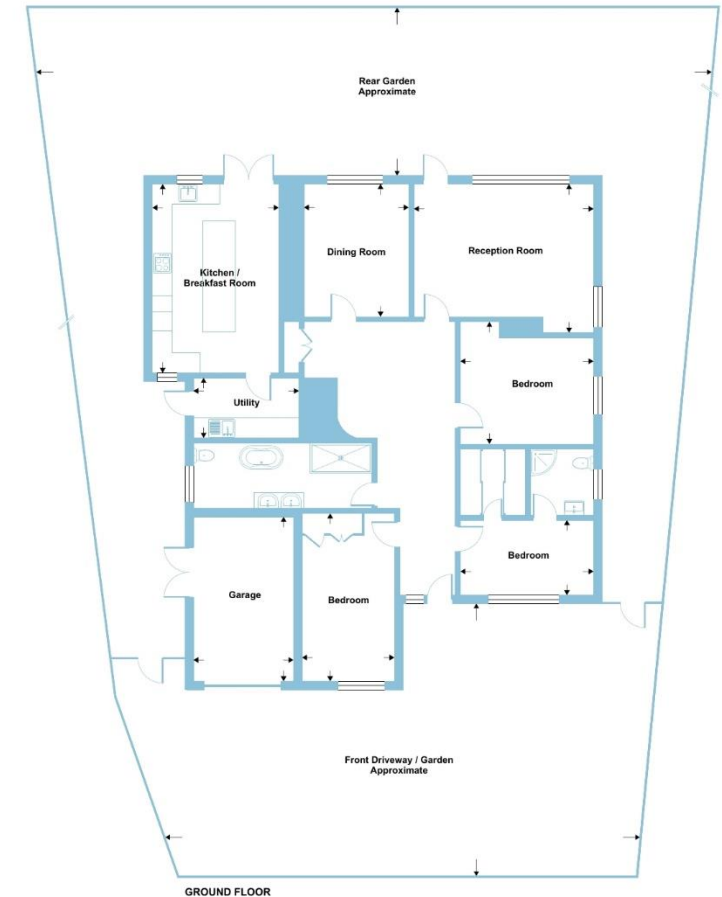
## Old Park Road South, Enfield, EN2

Approximate Area = 1650 sq ft / 153.2 sq m

Garage = 159 sq ft / 14.7 sq m

Total = 1809 sq ft / 167.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Barnard Marcus. REF: 1304833

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