



Wetherby Road, Enfield, EN2 0NS

welcome to
Wetherby Road, Enfield

Barnfields are pleased to offer this spacious terraced three bedroom house in a most convenient location, within walking distance of Hilly Fields Country Park, Gordon Hill Rail Station (Moorgate Line), local shops and good schools. Enfield Town multiple shopping centre is just over 1 mile away.

The well presented extended accommodation features:-



Entrance Hall

Ceramic tiled floor, coat/storage cupboard, radiator.

Lounge

26' 10" max x 16' 8" max (8.18m max x 5.08m max)

Three radiators, double glazed French windows to garden.

Kitchen

10' 9" x 9' (3.28m x 2.74m)

Comprehensively fitted comprising base units with worktops, inset stainless steel sink unit, matching wall cabinets, integrated dishwasher and washing machine, fully tiled walls, ceramic tiled floor, open planned to utility room.

Utility Room

13' 10" x 6' (4.22m x 1.83m)

Utility room incorporates part of the kitchen with matching base units and worktops, inset ceramic hob with fume extractor hood over, built-in oven, radiator and cover, ceramic tiled floor, door to garden, door to covered front area.

First Floor

Landing

Fitted carpet, airing cupboard housing combination gas central heating boiler.

Bedroom One

13' 4" x 10' 10" (4.06m x 3.30m)

Fitted carpet, radiator, range of built-in wardrobe cupboards.

Bedroom Two

12' 3" x 9' 3" (3.73m x 2.82m)

Laminate floor, radiator.

Bedroom Three

9' x 7' 8" (2.74m x 2.34m)

Fitted carpet, radiator, storage cupboard.

Bathroom / WC

Large panelled bath, separate shower control, shower curtain and rail, vanity wash hand basin with cupboards under, low flush WC (white suite), laminate floor, heated towel rail, fully tiled walls.

Outside

Rear Garden

Approximately 45' of south facing rear garden with large decking patio, garden is almost completely paved, timber shed.



view this property online barnfields.co.uk/Property/ENF105212







welcome to

Wetherby Road, Enfield

- South Facing Garden
- Three Spacious Bedrooms
- Large Utility Room
- Good Sized Kitchen
- Spacious Extended Lounge / Dining Room

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

£500,000



Please note
the marker
reflects the
postcode not
the actual
property

check out more properties at barnfields.co.uk



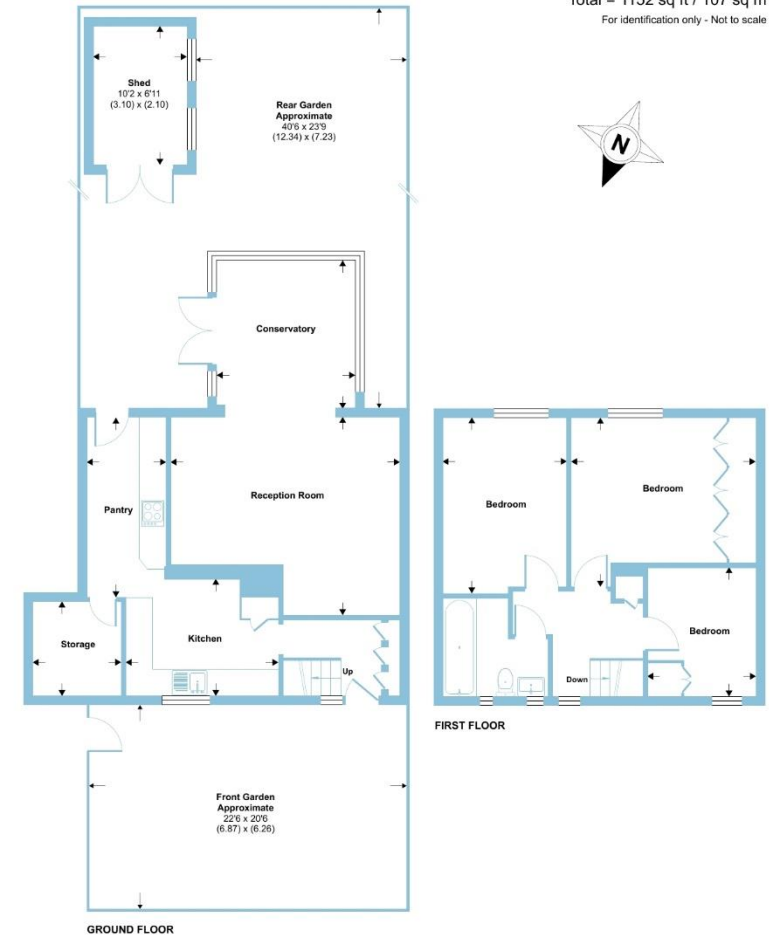
Property Ref:
ENF105212 - 0004

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 guidance 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.

Wetherby Road, Enfield, EN2

Approximate Area = 1082 sq ft / 100.5 sq m
Outbuilding = 70 sq ft / 6.5 sq m
Total = 1152 sq ft / 107 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). © nichecom 2025. Produced for Barnard Marcus. REF: 1311546



020 8363 3394



info@barnfields.com



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



barnfields.co.uk