



**St. Georges Road, Enfield, EN1 4TY**



**welcome to**  
**St. Georges Road, Enfield**

Spacious and extended four bedroom family house situated in this quiet residential turning, adjacent to Forty Hill Conservation Area and within close proximity of local shops, schools, parks and greenbelt countryside, within easy access of both the A10 with its abundance of retail facilities, the M25 Motorway and Enfield Town and Gordon Hill Rail Stations (Liverpool Street Line and Moorgate Line).

The property has been beautifully modernised by the current vendors and offers a wealth of features.



### Entrance Hall

Solid wood floor, understairs storage cupboard, dado rail, radiator, door to lounge.

### Lounge

13' 10" x 10' 9" max ( 4.22m x 3.28m max )

Solid wood floor, double radiator, coving to ceiling, attractive cast iron fire with tiled slips, hearth and mantel over, dado rail.

### Kitchen / Diner

20' 6" x 15' 4" max ( 6.25m x 4.67m max )

Comprehensively fitted comprising a range of modern midnight blue base, wall and larder cupboards with matching island with breakfast bar, single bowl stainless steel sink inset to contrasting worksurface, integrated dishwasher, washing machine, electric oven and grill, space for fridge-freezer, solid wood floor, understairs storage cupboard, sunken spotlights to ceiling, radiator, double glazed patio doors to garden, door to cloakroom/WC.

### Cloakroom / WC

Solid wood floor, low flush WC with concealed cistern, bracket basin, heated towel rail, plumbing for washing machine, extractor fan, window to rear.

### First Floor

#### Landing

Fitted carpet, stairs to second floor.

#### Bedroom One

12' 10" into bay x 10' 1" ( 3.91m into bay x 3.07m )

Fitted carpet, double radiator.

#### Bedroom Two

11' 3" x 10' 1" ( 3.43m x 3.07m )

Fitted carpet, column radiator.

#### Bedroom Three

7' 6" x 5' 7" ( 2.29m x 1.70m )

Column radiator, fitted carpet.

### Bathroom

Comprises panelled bath with mixer tap, shower attachment, glass shower screen, low flush WC with concealed cistern, vanity basin with mixer tap over, cupboard under, heated towel rail, part tiled walls, ceramic tiled floor, sunken spotlights to ceiling.

### Second Floor

#### Bedroom Four

12' 10" to extremes narrowing to 11' 4" x 11' 9" ( 3.91m to extremes narrowing to 3.45m x 3.58m )

Fitted carpet, double radiator, eaves storage cupboards, double built-in wardrobe cupboards, Velux windows to rear aspect.

### Outside

#### Front Garden

Cobbled paved providing off-street parking, raised bed to side.

#### Rear Garden

South facing, paved with raised flower and shrub beds, direct access to garage.

#### Large Garage

17' 4" x 15' 9" ( 5.28m x 4.80m )

Electric roller shutter door to rear, double glazed casement door to garden, power and light, rear access lane via Old Forge Road.



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welcome to

## St. Georges Road, Enfield

- 20' Kitchen / Breakfast Room
- Downstairs Cloakroom / WC
- Large Detached Garage To Rear
- Off-Street Parking
- Spacious First Floor Family Bathroom

Tenure: Freehold EPC Rating: D

£580,000



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Property Ref:  
ENF105190 - 0003

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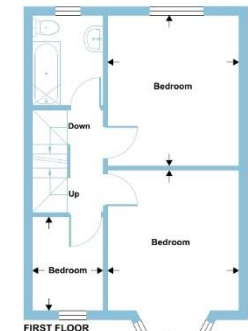


Please note the marker reflects the postcode not the actual property



## St. Georges Road, Enfield, EN1

Approximate Area = 1037 sq ft / 96.3 sq m  
Limited Use Area(s) = 135 sq ft / 12.5 sq m  
Garage = 276 sq ft / 25.6 sq m  
Total = 1448 sq ft / 134.4 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). © richcom 2025. Produced for Barnard Marcus. REF: 1315062

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