



Wetherby Road, Enfield, EN2 0NU

welcome to
Wetherby Road, Enfield

Barnfields are pleased to offer this end of terrace three bedroom house, delightfully located at the end of a cul-de-sac, backing onto and with views over playing fields, within a short walking distance of Gordon Hill Rail Station (Moorgate Line) and easy access of Enfield Town shopping centre and good schools.

The property requires modernisation, but offers excellent potential to the discerning buyer.

Features include:-





Entrance Hall

Vinyl floor, radiator.

Lounge

15' 8" x 14' 3" (4.78m x 4.34m)

Fitted carpet, radiator.

Dual Aspect Kitchen

13' 6" x 9' (4.11m x 2.74m)

Stainless steel sink unit, wall cabinets, understairs storage cupboard, ceramic tiled floor, radiator.

Utility Room

11' x 6' (3.35m x 1.83m)

Radiator, ceramic tiled floor, wall mounted gas central heating boiler, door to garden.

First Floor

Spacious Landing

Access to loft.

Bedroom One

12' 8" x 10' 7" (3.86m x 3.23m)

Stripped floor, radiator.

Bedroom Two

11' 9" x 9' (3.58m x 2.74m)

Radiator.

Bedroom Three

9' 5" x 8' (2.87m x 2.44m)

Radiator, built-in storage cupboard/wardrobe cupboard.

Bathroom

Panelled bath, vanity wash hand basin with cupboard under, low flush WC, ceramic tiled floor, fully tiled walls, storage cupboard.

Outside

Rear Garden

Approximately 35' of rear garden, siding onto playing fields, walled, side pedestrian access.

Parking

This is a quiet section of the road, with generally parking available outside the property.



view this property online barnfields.co.uk/Property/ENF105227





welcome to

Wetherby Road, Enfield

- Delightful Outlook
- 35' Rear Garden
- No Chain
- Large Kitchen
- Utility Room

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

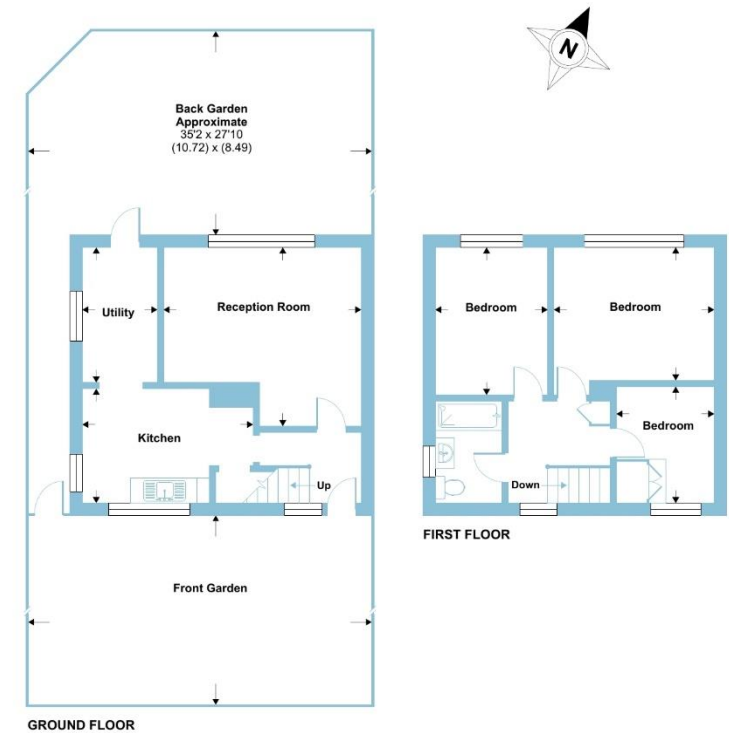
£500,000

Please note the marker reflects the
postcode not the actual property



Wetherby Road, Enfield, EN2

Approximate Area = 914 sq ft / 84.9 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). © richcom 2025.
Produced for Barnard Marcus. REF: 1307038

barnfields

check out more properties at barnfields.co.uk



Property Ref:
ENF105227 - 0003

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.

barnfields



020 8363 3394



info@barnfields.com



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



barnfields.co.uk