



Browning Road, Enfield, EN2 0HJ

welcome to
Browning Road, Enfield

Barnfields are delighted to offer for sale this magnificent, double fronted house overlooking Hilly Fields Country Park. Located in a most sought after area within close proximity of good local Primary Schools and Secondary Schools including the new Wren Academy, the property is also within walking distance of Gordon Hill Station (Moorgate Line), local shops on Lancaster Road and scenic strolls to Forty Hall Country Estate. Extended and remodelled by the current vendor to a high standard throughout, this property must be viewed to be fully appreciated!



Entrance Porch

Double glazed entrance porch opens to:-

Entrance Hall

Laminate flooring, understairs cupboard, radiator.

Front Reception Room

15' 4" x 13' (4.67m x 3.96m)

Fitted carpet, column radiator, double glazed bay window to front with fitted shutters, fireplace with inset log burner.

Playroom

15' 1" x 8' (4.60m x 2.44m)

Laminate flooring, double glazed windows to front and rear with fitted shutters, column radiator.

Downstairs WC

Wall mounted and basin, low level WC, laminate flooring.

Dining Area

10' 6" x 10' 6" (3.20m x 3.20m)

Tiled wood effect flooring, double glazed window with fitted shutters, column radiator, open to:-

Kitchen / Breakfast Room

14' 11" x 12' 9" (4.55m x 3.89m)

Range of fitted wall and base units with toning worktops, sink and drainer, space for range style cooker with extractor above, dishwasher, built-in fridge and freezer, plumbing for washing machine, tiled splashbacks, matching island with breakfast bar, laminate flooring, spotlights, double glazed French doors opening to rear garden.

First Floor

Landing

Fitted carpet, loft hatch opening to loft storage space.

Bedroom One

15' 6" x 12' 1" (4.72m x 3.68m)

Large double glazed bay window with fitted shutters and views over Hilly Fields, fitted carpet, column radiator.

Bedroom Two

11' 11" x 11' 5" (3.63m x 3.48m)

Double glazed bay window with fitted shutters to rear, fitted carpet, column radiator.

Bedroom Three

15' 2" x 7' 11" (4.62m x 2.41m)

Double glazed bay windows to front and rear with fitted shutters, fitted carpet, column radiator.

Bedroom Four

10' 1" x 7' 4" (3.07m x 2.24m)

Double glazed bay window to front with fitted shutters and views over Hilly Fields, fitted carpet, column radiator.

Bathroom

Freestanding bath with shower attachment, step-in shower unit, pedestal wash hand basin, low level WC, ceramic tiled floor, panelling to dado height, double glazed window to rear with fitted shutters, column radiator and towel rail, spotlights.

Outside

Garden

With a wide rear patio that wraps round the side of the house, rest laid to lawn with shrub borders, side gate and access to garage.

Garage

A detached single garage accessed via an up and over door to the front and double doors from the garden.

Driveway

A substantial resin driveway with parking for several cars.

Agent's Note

The vendor has advised that they have plans to convert the loft into an extra bedroom and bathroom. Available to view on request.



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welcome to

Browning Road, Enfield

- Four Bedrooms
- Double Fronted
- Detached Garage
- Large Driveway For Several Cars
- Two Reception Rooms Plus Dining Area

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: F

£1,000,000



Please note
the marker
reflects the
postcode not
the actual
property

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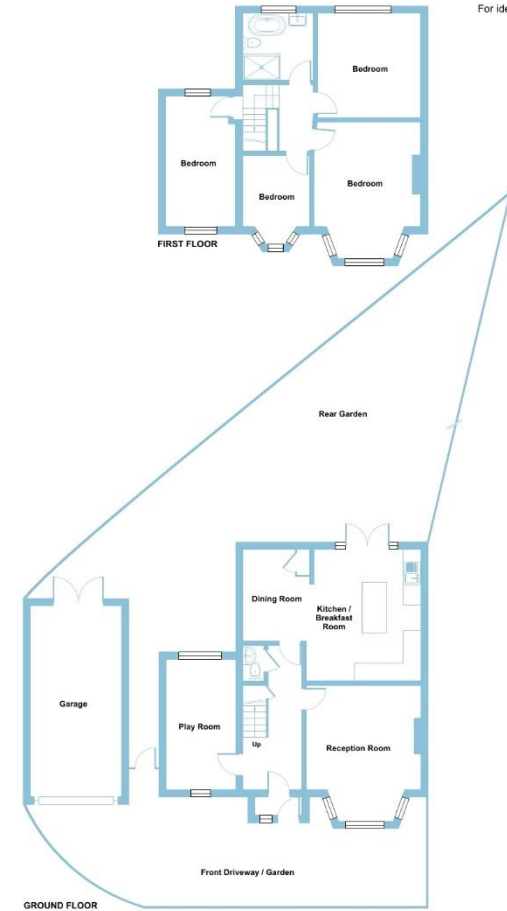
Property Ref:
ENF105163 - 0002

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Approximate Area = 1402 sq ft / 130.2 sq m
Garage = 224 sq ft / 20.8 sq m
Total = 1626 sq ft / 151 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: 1309737




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