



Archer Way, Enfield, EN2 8FW

welcome to
Archer Way, Enfield

Barnfields are delighted to offer for sale this magnificent four bedroom townhouse in a sought after location within a stone's throw of the new Wren Academy (Secondary School) and the Ofsted Outstanding One Degree Academy (Primary School), a short walk from Gordon Hill Rail Station (Moorgate Line), plus within good access of the M25 and North Circular. Located just off Enfield Ridgeway which was listed as one of the top ten happiest places to live recently by The Guardian, the property is less than five years old and offers versatile living over three floors, plus a garage and an off-street parking space.



Hallway

Laminate flooring, double glazed window to side, radiator.

Study

9' 7" x 8' 8" (2.92m x 2.64m)

Fitted carpet, double glazed window to front, radiator, cupboard housing boiler, built-in storage unit.

WC

Low level WC, wall mounted hand basin, laminate flooring, fully tiled walls and floor, large inset mirror, radiator.

Kitchen / Diner

17' 2" x 14' 6" (5.23m x 4.42m)

Range of fitted wall and base units with toning Quartz worktops, stainless steel gas hob with extractor hood above and splashback, stainless steel undermount sink, space for fridge/freezer, integrated washing machine and dishwasher, built-in oven, large storage cupboard, radiator, laminate flooring, double glazed windows and doors to rear spotlights.

First Floor

Landing

Fitted carpet, large storage cupboard measuring 5'11" x 3' 7" with shelving.

Lounge

14' 5" x 12' 2" (4.39m x 3.71m)

Fitted carpet, two double glazed windows to front, two radiators.

Bedroom Four

11' 2" x 10' 2" (3.40m x 3.10m)

Fitted carpet, double glazed windows to rear, radiator.

Bathroom

Panelled bath with shower attachment and glass screen, wall mounted hand basin, WC with concealed cistern, fully tiled walls and floor, large inset mirror, chrome heated towel rail.

Bedroom Three

12' 1" x 10' (3.68m x 3.05m)

Fitted carpet, double glazed windows to front, radiator, door to:-

En-Suite

Step-in shower unit, low level WC, wall mounted hand basin, double glazed window to rear, fully tiled walls and floor, chrome heated towel rail.

Second Floor

Landing

Fitted carpet, loft hatch opening to boarded loft storage space.

Bedroom Two

14' 6" x 9' 8" (4.42m x 2.95m)

Fitted carpet, range of fitted wardrobes, double glazed windows to rear, radiator.

Bedroom One

15' 3" x 14' 5" (4.65m x 4.39m)

Fitted carpet, double glazed windows to front, radiator, air conditioning unit, door to:-

En-Suite

Step-in shower unit, low level WC, pedestal wash hand basin, fully tiled walls and floor, chrome heated towel rail.

Outside

Rear Garden

An approx. 32' x 28' southerly facing rear garden mostly laid to lawn with patio area to front, rear access gate and door to garage.

Garage

16' 10" x 10' 2" (5.13m x 3.10m)

Single garage accessed via electric roll up door with EV charger point.

Off-Street Parking

Space for one car.



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welcome to

Archer Way, Enfield

- Kitchen / Diner
- Spacious Lounge
- South Facing Garden
- Garage And Off-Street Parking With Charging Point
- Four Bedrooms Plus Study

Tenure: Freehold EPC Rating: A
Council Tax Band: F

offers in excess of

£800,000



Please note
the marker
reflects the
postcode
not the
actual
property

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Property Ref:
ENF105224 - 0003

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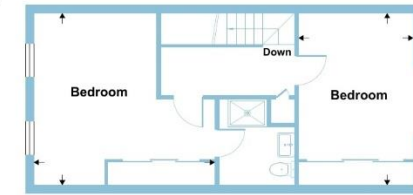
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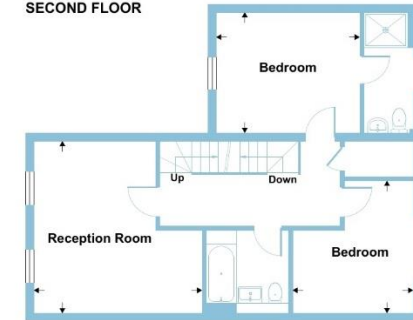
Archer Way, Enfield, EN2

Approximate Area = 1750 sq ft / 162.5 sq m (includes garage)

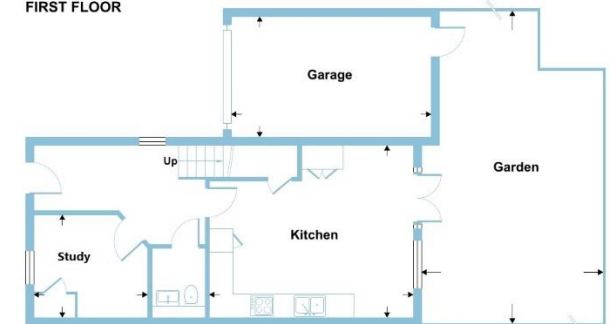
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SECOND FLOOR



FIRST FLOOR



GROUND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2023. Produced for Barnard Marcus. REF: 966681



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