



Poynter Road, ENFIELD EN1 1DL

welcome to
Poynter Road, Enfield

Spacious three bedroom Victorian family house, situated in this popular tree lined residential location, close to local shops, schools, parks and Bush Hill Park Rail Station (Liverpool Street Line) and within easy access of Enfield Town with its multiple shopping facilities and the A10 with its retail parks.

The property has been extended to rear and offers spacious living and has many pleasing features.





Entrance Hall

Fitted carpet, double radiator, dado rail, understairs storage/meter cupboard.

Dual Aspect Lounge

26' 2" max x 11' 7" max (7.98m max x 3.53m max)

Fitted carpet, two double radiators, coving to ceiling.

Dual Aspect Kitchen

17' 5" x 9' 9" (5.31m x 2.97m)

Fitted in a range of gloss white base and wall cupboards, matching drawer units, one and half bowl stainless steel sink and drainer inset to worksurface, tiled splashback, five ring gas hob with chrome extractor fan over, integrated electric oven and grill, microwave, dishwasher, plumbing for washing machine, space for American style fridge-freezer, vinyl tiled floor, double radiator, coving to ceiling, sunken spotlights to ceiling, double glazed door to garden.

First Floor

Landing

Fitted carpet, double radiator, dado rail, access to loft.

Bedroom One

15' 2" max x 11' 4" (4.62m max x 3.45m)

Fitted carpet, double radiator, full range of floor to ceiling wardrobe cupboards.

Bedroom Two

12' 2" x 9' 9" (3.71m x 2.97m)

Fitted carpet, double radiator.

Bedroom Three

9' plus door recess x 9' 8" (2.74m plus door recess x 2.95m)

Fitted carpet, double radiator.

Bathroom

Comprises a low flush WC, pedestal basin with tiled splashback, panelled bath with central mixer tap, shower attachment, glass shower screen, heated towel rail, sunken spotlights to ceiling, frosted window to side, vinyl tiled floor, shaver point.

Outside

Front Garden

Brick retaining wall.

Rear Garden

Approximately 40' plus side recess, paved patio, artificial lawn, tap, timber shed.





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welcome to

Poynter Road, Enfield

- 17' Kitchen Breakfast / Room
- 26' Lounge
- Three Good Sized Bedrooms
- First Floor Bathroom
- Gas Central Heating

Tenure: Freehold EPC Rating: Awaited

£475,000



Please note the marker reflects the postcode not the actual property

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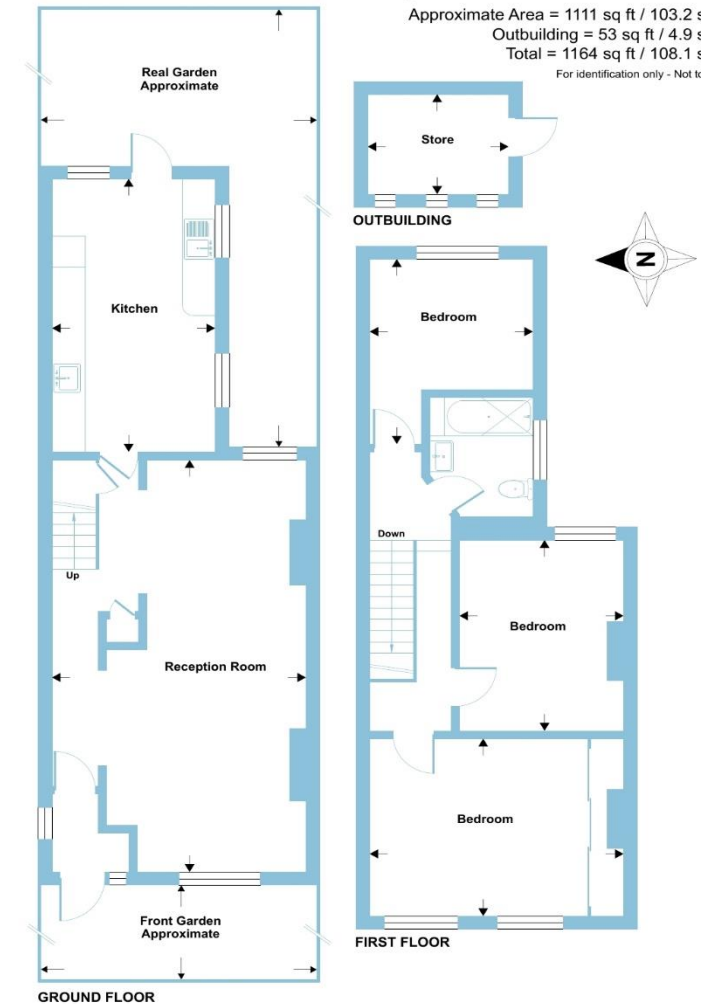
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Approximate Area = 1111 sq ft / 103.2 sq m
Outbuilding = 53 sq ft / 4.9 sq m
Total = 1164 sq ft / 108.1 sq m
For identification only - Not to scale



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: 1319734

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