



Phipps Hatch Lane, Enfield, EN2 0HL

welcome to
Phipps Hatch Lane, Enfield

Barnfields are delighted to offer for sale this substantial five bedroom semi-detached house, located directly opposite Hilly Fields Country Park. This sought after location is within a short walk of Gordon Hill Rail Station (Moorgate Line), local shops on Lancaster Road and Chase Side plus the new Wren Academy Secondary School and One Degree Primary School is also close by.

Must be viewed to be fully appreciated.



Entrance Porch

Via double front doors and double internal doors, ceramic tiled floor.

Entrance Hall

Laminate flooring, radiator.

Cloakroom / WC

Low flush WC, vanity wash hand basin with cupboards under, radiator, double glazed window to front.

Lounge

14' 8" x 12' 9" (4.47m x 3.89m)

Laminate flooring, radiator, double glazed bay window with a delightful outlook over the park.

Dining Area

14' 9" x 11' 2" (4.50m x 3.40m)

Vinyl flooring over tiles, radiator, double glazed French windows to garden, open to:-

Kitchen / Breakfast Room

14' 1" x 12' 4" (4.29m x 3.76m)

Comprehensively fitted comprising base units with worktops, inset ceramic hob, fume extractor hood over, built-in oven, stainless steel sink unit, matching wall cabinets, integrated dishwasher, larder cupboard, vinyl flooring over tiles, double glazed windows to rear, radiator, double glazed stable style door to garden, door into garage.

First Floor

Spacious Landing

Fitted carpet, deep storage cupboard, access to boarded loft.

Bedroom One (front)

14' 8" x 11' 7" (4.47m x 3.53m)

Fitted carpet, double glazed bay window with views overlooking park, radiator.

Bedroom Two (rear)

14' 6" x 11' 7" (4.42m x 3.53m)

Fitted carpet, double glazed windows to rear, radiator, double built-in wardrobe cupboard.

Bedroom Three (rear)

12' 5" x 12' (3.78m x 3.66m)

Fitted carpet, double glazed windows to rear, radiator, three door built-in wardrobe cupboard.

Bedroom Four (front)

8' 3" x 7' (2.51m x 2.13m)

Fitted carpet, double glazed windows to front, radiator.

Bedroom Five (front)

15' 3" x 15' (4.65m x 4.57m)

Fitted carpet, double glazed windows to front radiator.

En-Suite Shower Room / WC

Shower cubicle, pedestal wash hand basin, low flush WC (white suite), ceramic tiled floor with underfloor heating, fully tiled walls.

Family Bathroom

Panelled bath, vanity wash hand basin with cupboard under, ceramic tiled floor, heated towel rail, fully tiled walls, double glazed windows to rear.

Separate WC

Low flush suite, ceramic tiled floor, fully tiled walls, heated towel rail.

Outside

Front Garden

Paved driveway with flower borders providing off-street parking/direct driveway to integral garage.

Integral Garage

27' 2" x 14' 7" at widest (8.28m x 4.45m at widest)

With remote control up and over door, butler sink, plumbing for washing machine, wall mounted combination gas central heating boiler, rear door to garden.

Rear Garden

Wide, secluded and easily maintained rear garden, mainly paved, section of synthetic lawn, delightful outlook with views over St Luke's Church spire.



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welcome to

Phipps Hatch Lane, Enfield

- Chain Free
- Five Bedrooms
- Off-Street Parking
- Stunning Views Over Park and St Lukes Church
- Large Kitchen / Breakfast Room
- 27' Garage with Potential To Extend Into (Subject to Planning)
- Short Walk To Train Station, Schools And Shops

Tenure: Freehold EPC Rating: D

Council Tax Band: F

£850,000



Please note the marker reflects the postcode not the actual property



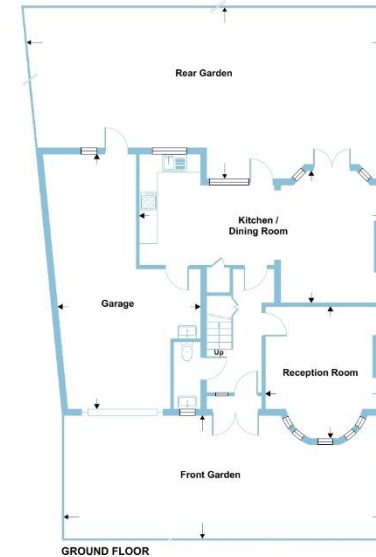
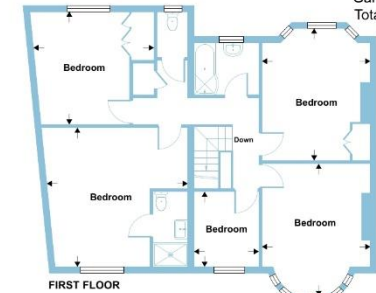
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Approximate Area = 1510 sq ft / 140.3 sq m

Garage = 315 sq ft / 29.2 sq m

Total = 1825 sq ft / 169.5 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). © richiecom 2025. Produced for Barnard Marcus. REF: 1296987



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Property Ref:
ENF105161 - 0003

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