

Heene Road, Enfield, EN2 0QG



welcome to

Heene Road, Enfield

Beautifully modernised and extended, four bedroom family house situated in this quiet residential turning, just minutes from good schools, shops, parks and restaurants and within close proximity of Enfield Town with its multiple shopping facilities and equal distance of Enfield Town (Liverpool Street Line) and Gordon Hill Rail Stations (Moorgate Line) and within easy access of the M25 Motorway.

The property has been modernised and extended throughout to a high standard and has many pleasing features.







Entrance Hall

Wood floor, double radiator, understairs storage/meter cupboard.

Through Lounge

23' 6" into bay x 11' 5" max (7.16m into bay x 3.48m max) Column radiator, coving to ceiling, ceiling rose, wood floor, built-in dresser, cast iron log burner in chimney recess, open to:-

Kitchen / Breakfast Room

16' 7" x 10' 5" max (5.05m x 3.17m max)

Comprehensively fitted in a range of gloss light grey base and wall cupboards with wooden worksurface over, butler sink with tiled splashback, integrated electric oven and grill, hob with extractor hood over, sunken spotlights to ceiling, sliding double glazed patio doors to garden, column radiator, plumbing for washing machine.

Shower Room / WC

Low flush WC, extractor fan, pedestal basin with tiled splashback, spotlights to ceiling, vinyl tiled floor, heated towel rail, shower cubicle.

First Floor

Landing

Fitted carpet.

Bedroom Two

12' 4" into bay x 10' 6" (3.76m into bay x 3.20m) Wood floor, column radiator, range of built-in wardrobe cupboards.

Bedroom Three

11' 1" x 9' 7" (3.38m x 2.92m) Wood floor, column radiator.

Bedroom Four

7' 4" x 6' 5" (2.24m x 1.96m) Wood floor, column radiator, picture rail.

Family Bathroom

Comprising panelled bath with mixer tap over, glass shower screen, low flush WC, vanity basin with tiled splashback, cupboard under, ceramic tiled floor, heated towel rail, part tiled walls, extractor fan.

Second Floor

Bedroom One

17' 5" max x 13' 8" max (5.31m max x 4.17m max) Fitted carpet, double radiator, eaves storage cupboard.

Outside

Front Garden

Brick paved providing off-street parking.

Rear Garden

Secluded rear garden laid to lawn, crazy paved patio, timber shed, side/rear pedestrian and vehicular access.

Garden Studio

16' 7" x 7' 4" (5.05m x 2.24m)

Power and light, fully insulated with internet access (currently used as study/home office), vehicular access via College Gardens.







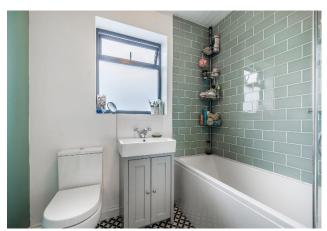














welcome to

Heene Road, Enfield

- Spacious Through Lounge
- Extended Kitchen / Breakfast Room
- Four Bedrooms
- Off-Street Parking To Front
- Garden Studio To Rear

Tenure: Freehold EPC Rating: C

Offers In Excess Of

£625,000



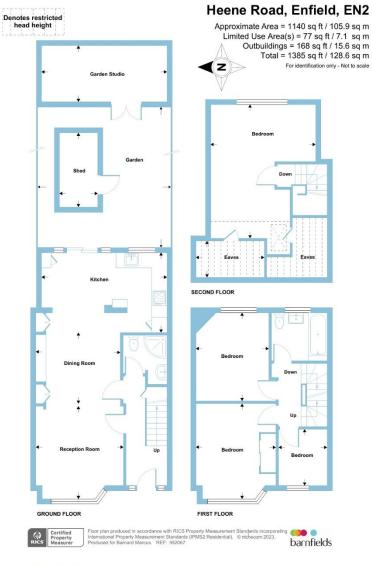
Please note the marker reflects the postcode not the actual property

check out more properties at barnfields.co.uk



Property Ref: ENF105360 - 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.







020 8363 3394



info@barnfields.com



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



barnfields.co.uk