



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.



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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

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Property Ref:
ENF105360 - 0003

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Denotes restricted head height

Heene Road, Enfield, EN2

Approximate Area = 1140 sq ft / 105.9 sq m
Limited Use Area(s) = 77 sq ft / 7.1 sq m
Outbuildings = 168 sq ft / 15.6 sq m
Total = 1385 sq ft / 128.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Barnard Marcus. REF: 952067



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