



**Old Park Road South, Enfield, EN2 7DB**



**welcome to**  
**Old Park Road South, Enfield**

Barnfields are delighted to offer for sale this spacious and extended four bedroom semi-detached family house in this most sought after cul-de-sac location within walking distance of Enfield Chase Rail Station (Moorgate Line) and Enfield Town Shopping Centre plus Oakwood Underground Station (Piccadilly Line) and good schools are within easy reach.

The property is offered in good condition throughout and must be viewed to be fully appreciated.



### Entrance Hall

Via double glazed composite door, wood flooring, panelling to dado height, understairs cupboard, radiator.

### Downstairs WC

Low level WC, wall mounted hand basin with tiled splashbacks and cupboards beneath, wood flooring.

### Front Reception Room

14' 6" x 12' 7" ( 4.42m x 3.84m )

Wood flooring, open fireplace with wooden surround and slate hearth, double glazed bay window to front, spotlights, radiator.

### Rear Reception Room

14' 4" x 11' 6" ( 4.37m x 3.51m )

Wood flooring, sliding double glazed doors opening to the conservatory, radiator, spotlights.

### Conservatory

11' 4" x 9' 3" ( 3.45m x 2.82m )

Laminate flooring, double glazed French doors to garden, radiator.

### Kitchen / Breakfast Room

24' 10" x 16' 6" ( 7.57m x 5.03m )

A spacious room with a range of cream fitted wall and base units with granite worktops and splashbacks, sink and drainer, electric induction hob with extractor above and oven beneath, integrated dishwasher, washing machine and microwave, space for an American Style fridge/freezer, slate tiled floor, double glazed windows to rear and side, double glazed door to garden.

### First Floor

#### Landing

Double glazed window to side, wood flooring, panelling to dado height, loft hatch opening to loft storage space.

#### Bedroom One

14' 5" x 11' 7" ( 4.39m x 3.53m )

Wood flooring, radiator, double glazed windows to rear, spotlights, door to:-



### En-Suite / Wet Room

With fully tiled walls and floor, shower attachment and drainage to floor, low level WC, hand basin with cupboards beneath, double glazed window to rear, chrome heated towel rail.

### Bedroom Two

15' x 12' 9" ( 4.57m x 3.89m )

Wood flooring, double glazed bay window to front, radiator.

### Bedroom Three

14' 1" x 7' 7" ( 4.29m x 2.31m )

Wood flooring, double glazed windows to front and side, radiator.

### Bedroom Four

9' 11" x 7' 7" at widest ( 3.02m x 2.31m at widest )

Wood flooring, double glazed window to front , radiator.

### Bathroom

Freestanding bath, step in shower unit, low level WC with concealed cistern, hand basin with cupboards beneath, fully tiled walls and floor, spotlights.

### Outside

#### Rear Garden

A superb landscaped rear garden with patio area to front and pathway leading to side gate, central lawn with pathway leading to a dining area beneath a wooden pergola, mature tree and shrub borders.

#### Garage

18' 3" x 9' ( 5.56m x 2.74m )

Single garage with up and over door accessed from the front driveway.

#### Off-Street Parking To Front

Resin driveway with space for two/three cars and wall mounted EV charger.



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welcome to

## Old Park Road South, Enfield

- Four Bedrooms
- Two Bathrooms
- Two Reception Rooms
- 24ft Kitchen / Breakfast Room
- Conservatory

Tenure: Freehold EPC Rating: C

Council Tax Band: F

**£1,215,000**



Please note the marker reflects the postcode not the actual property

## Old Park Road South, Enfield, EN2

Approximate Area = 1682 sq ft / 156.2 sq m

Garage = 156 sq ft / 14.4 sq m

Total = 1838 sq ft / 170.6 sq m

For identification only - Not to scale



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Property Ref:  
ENF105374 - 0005

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