



Waverley Road, Enfield, EN2 7BT

welcome to
Waverley Road, Enfield

Rarely available, five bedroom Edwardian family house with an abundance of character features situated in this popular residential tree-lined turning, just minutes from local shops, restaurants, the Little Waitrose and within easy access of Enfield Town with its multiple shopping facilities, parks and greenbelt countryside.

The bright and spacious accommodation has a wealth of character and occupies a generous plot with good and excellent schools close at hand.



Lounge Style Entrance Hall

Solid wood floor, double radiator, single radiator, coving to ceiling, picture rail, understairs storage cupboard, column radiator, attractive leaded glass bay window to front aspect, leaded glass window to kitchen.

Cloakroom / WC

Low flush WC, bracket basin with tiled splashback, extractor fan, ceramic tiled floor.

Lounge

18' 2" into bay x 13' 9" (5.54m into bay x 4.19m)

Fitted carpet, three double radiators to bay window, picture rail, coving to ceiling, attractive cast iron fire with tiled slips, wooden mantel over.

Dining Room

17' 7" x 12' 6" (5.36m x 3.81m)

Engineered wood floor, double radiator, picture rail, French windows to garden, large wood burner stove with tiled hearth, coving to ceiling.

Kitchen / Breakfast Room

24' max x 11' 7" max (7.32m max x 3.53m max)

Fitted in a range of cream base and wall cupboards, one and half bowl stainless steel sink and drainer, inset to wooden worksurface, integrated double oven and grill, plumbing for dishwasher, space for fridge-freezer, wood effect floor, double radiator, French windows to garden, larder cupboard, casement door to side passage, door to utility room.

Utility Room

Plumbing for washing machine, space for fridge, wall mounted gas central heating boiler, window to side.

First Floor

Landing

Fitted carpet, two radiators, picture rail, linen cupboard, access to two lofts.

Bedroom One

18' 4" into bay x 13' 9" max (5.59m into bay x 4.19m max)

Fitted carpet, attractive open fire with tiled slips, picture rail, coving to ceiling, leaded glass fan light window, double radiator.

Bedroom Two

14' 6" max x 12' 10" max (4.42m max x 3.91m max)

Wood effect floor, picture rail, double radiator, original cast iron fire with tiled slips, leaded glass fan light window, door to en-suite shower room.

En-Suite Shower Room

Low flush WC, vanity basin, glass shower cubicle, radiator, part tiled walls, extractor fan, sunken spotlights to ceiling, shaver point with wall light.

Bedroom Three

10' 11" x 9' 2" (3.33m x 2.79m)

Fitted carpet, picture rail, original cast iron fire, double built-in wardrobe cupboard, radiator.

Bedroom Four

10' 9" x 9' 6" (3.28m x 2.90m)

Fitted carpet, radiator, vanity basin with tiled splashback and cupboard under, range of built-in wardrobe cupboards.

Bedroom Five

7' 9" x 8' 6" (2.36m x 2.59m)

Wood effect floor, radiator, currently used as office.

Spacious Family Bathroom

Comprises a low flush WC, panelled bath with Victorian style mixer tap and shower attachment, tiled shower cubicle with curtain and rail, Victorian style pedestal wash hand basin, bidet, fully tiled walls and floor, double radiator, wall light with shaver point.

Outside

Front Garden

Laid to lawn, mature screen hedging to front and side, shrubs and trees, side pedestrian access to rear garden.

Rear Garden

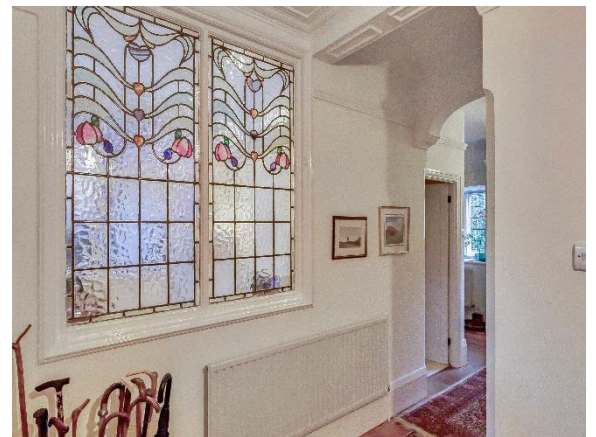
In excess of 100 ft in total, crazy paved patio, laid to lawn, mature trees, shrubs and bushes, timber shed, rear gate to parking area comprising: two single cast concrete garages with up and over door, power and light, double carport, turning circle.

N:B. No 10 Waverley Road has a right of way to access their garden via the turning circle. More details on request.



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welcome to

Waverley Road, Enfield

- Five Spacious Bedrooms
- Extensive Rear Garden
- Two Garages And Carport
- Excellent Transport Links To London And Hertfordshire
- Close Proximity To Good Schools

Tenure: Freehold EPC Rating: E
Council Tax Band: G

£1,250,000



Please note
the marker
reflects the
postcode not
the actual
property

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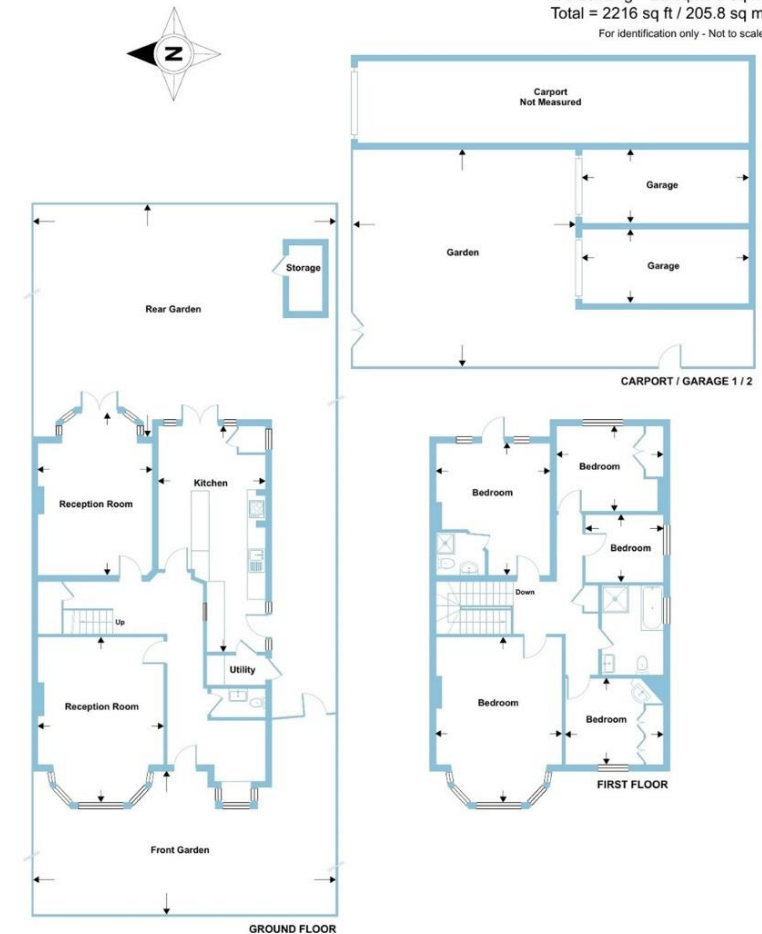
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Waverley Road, Enfield, EN2

Approximate Area = 1900 sq ft / 176.5 sq m (excludes carport)
Garage = 294 sq ft / 27.3 sq m
Outbuilding = 22 sq ft / 2 sq m
Total = 2216 sq ft / 205.8 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). © nrichcom 2025. Produced for Barnard Marcus. REF: 1354384



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