



Brodie Road, Enfield EN2 0ET

welcome to

Brodie Road, Enfield

A spacious and beautifully extended four double bedroom semi-detached family house in a most sought after location, within a short walking distance of Hilly Fields and Whitewebbs Country Parks, Gordon Hill Rail Station (Moorgate Line), good schools including The Wren Academy and local shops. Enfield Town shopping centre and motorway links including the A10 and M25 are also within easy reach.





Entrance Hall

Laminate floor, radiator, understairs storage cupboard.

Cloakroom / W.C

Low flush WC, vanity wash hand basin with cupboard under, laminate floor, part tiled walls.

Lounge

13' 1" x 12' (3.99m x 3.66m)

Laminate floor, radiator, fireplace with wooden mantel, picture rail.

Kitchen / Diner / Living Room

19' 2" x 11' 6" (5.84m x 3.51m)

Laminate floor, radiator, French windows to conservatory.

Kitchen Area

Comprehensively fitted comprising base units with worktops, inset one and half bowl sink unit, matching wall cabinets, plumbing for dishwasher, gas cooker range with fume extractor hood over, breakfast bar, storage cupboards, door to utility room.

Utility Room

8' 3" x 7' 8" (2.51m x 2.34m)

Base units, wall cabinets, plumbing for washing machine and tumble dryer, radiator, ceramic tiled floor, door to garden.

Conservatory

11' x 7' 9" (3.35m x 2.36m)

Laminate floor, radiator, French windows to garden, wall mounted combination gas central heating boiler.

First Floor

Bedroom One

15' 8" x 9' (4.78m x 2.74m)

Fitted carpet, radiator, walk-in wardrobe.

En-Suite Bath / Shower Room

Panelled bath with separate shower cubicle, pedestal wash hand basin, low flush WC (white suite), vinyl floor, radiator, heated towel rail.

Bedroom Two

13' 4" x 12' 1" (4.06m x 3.68m)

Laminate floor, radiator, range of mirror wardrobes, picture rail.

Bedroom Three

12' 1" x 11' 6" (3.68m x 3.51m)

Laminate floor, radiator, double built-in wardrobe cupboard.

Family Bathroom

Panelled bath, pedestal wash hand basin, low flush WC (white suite), vinyl floor, radiator, part tiled walls.

Second Floor

Bedroom Four

13' 1" x 10' 2" (3.99m x 3.10m)

Fitted carpet, eaves cupboards, radiator.

Loft Storage Room

14' 2" x 11' 8" to extremes (4.32m x 3.56m to extremes)

Could be converted into a habitable room subject to relevant planning permissions.

Front Garden

Brick paved providing off street parking with access to integral garage.

Rear Garden

Approximately 35' but particularly wide rear garden, patio and covered entertainment space, outside water tap, laid to lawn.

Integral Garage

10' 9" x 8' 4" (3.28m x 2.54m)

Power and lighting plus storage space. Approached via own front driveway.



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welcome to

Brodie Road, Enfield

- Four Double Bedrooms
- Integral Garage With Own Front Drive
- Wide Rear Garden
- Chain Free
- Two Bathrooms Plus Cloakroom / WC

Tenure: Freehold EPC Rating: E

offers in excess of

£700,000



Brodie Road, Enfield, EN2

Approximate Area = 1642 sq ft / 152.5 sq m
Garage = 91 sq ft / 8.5 sq m
Total = 1733 sq ft / 161 sq m
For identification only - Not to scale



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Please note the marker reflects the
postcode not the actual property



Property Ref:
ENF105397 - 0002

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