

**Uplands Park Road, Enfield, EN2 7PS** 

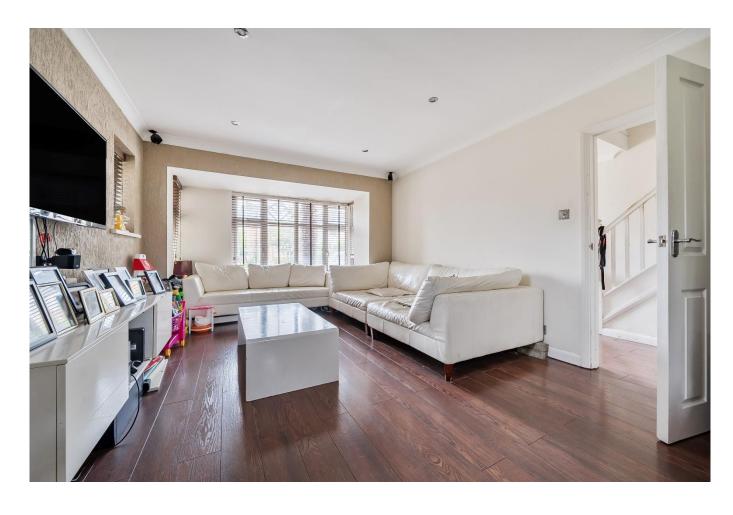


# welcome to

# **Uplands Park Road, Enfield**

Barnfields are delighted to offer this individually designed detached three bedroom house in one of Enfield's most sought after turnings, within easy reach of Enfield Town shopping centre and Enfield Chase Rail Station (Moorgate Line), alternatively Oakwood Underground Station (Piccadilly Line) is just two miles away. Good schools including The Wren Academy and Highlands are close at hand.

Features include:-







### **Spacious Entrance Hall**

Laminate floor, radiator, understairs storage cupboard.

## **Dual Aspect Lounge/Dining Room**

28' 4" x 11' 10" ( 8.64m x 3.61m ) Laminate floor, two radiators.

#### Kitchen

10' 6" x 9' 2" ( 3.20m x 2.79m )

Comprehensively fitted in oak units, comprising base units with worktops, inset gas hob unit with fume extractor hood over, inset one and half bowl stainless steel sink unit, built-in oven, plumbing for washing machine, integrated microwave, integrated fridge-freezer and dishwasher, ceramic tiled floor, cupboard housing wall mounted combination gas central heating boiler.

#### **First Floor**

### Landing

Fitted carpet, access to loft via built-in ladder.

#### **Bedroom One**

14' 6" x 12' (4.42m x 3.66m)

Fitted carpet, radiator, range of built-in wardrobe cupboards.

#### **Bedroom Two**

13' 1" max x 11' 4" ( 3.99m max x 3.45m )

Built-in wardrobe cupboard/shelving, radiator, fitted carpet.

#### **Bedroom Three**

7' 10" x 7' 3" ( 2.39m x 2.21m )

Fitted carpet, radiator.

#### **Bathroom**

Panelled bath with separate shower control, shower screen, pedestal wash hand basin, low flush WC (white suite), vinyl floor, fully tiled walls, radiator.

#### **Outside**

#### **Front Garden**

Off-street parking for several cars, side driveway to garage.

### **Brick Built Garage**

(Presently used for storage)

#### **Rear Garden**

Approximately 70' of west facing rear garden, laid to lawn, wrought iron security gates to side.















## welcome to

# **Uplands Park Road, Enfield**

- Off-Street Parking For Several Cars
- 70' West Facing Rear Garden
- Garage To Side / Rear
- No Chain
- Large Attractive Lounge

Tenure: Freehold EPC Rating: Awaited

£750,000



Please note the marker reflects the postcode not the actual property





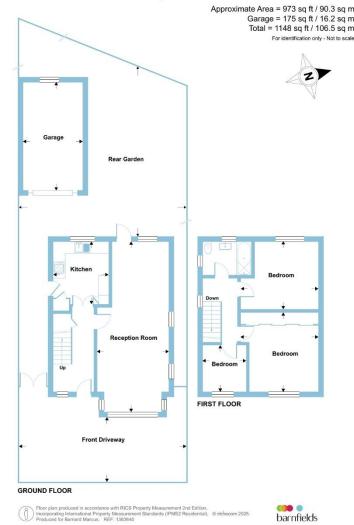
# check out more properties at barnfields.co.uk



Property Ref: ENF105423 - 0002 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.

### Uplands Park Road, Enfield, EN2







020 8363 3394



info@barnfields.com



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



barnfields.co.uk