



Borden Avenue, Enfield, EN1 2BY

welcome to

Borden Avenue, Enfield

Barnfields are delighted to offer this spacious, extended semi-detached three bedroom house on a large plot in a quiet and sought after location within walking distance of Bush Hill Park Golf Course and both Bush Hill Park and Grange Park Rail Stations (Liverpool Street and Moorgate Lines). Good schools are also close at hand and Enfield Town shopping centre is within easy access.

The chain free property features:-



Entrance Porch

Spacious Entrance Hall

Engineered wood flooring, understairs storage cupboard.

Cloakroom / WC

Low flush WC, bracket wash hand basin, ceramic tiled floor, cupboard housing combination gas central heating boiler, heated towel rail.

Lounge

15' 4" x 13' (4.67m x 3.96m)
Fitted carpet, fireplace and radiator.

Dining Room

15' 4" x 12' 2" (4.67m x 3.71m)
Engineered wood flooring, radiator, brick open fireplace, double glazed French windows to garden.

Kitchen / Breakfast Room

17' 2" x 10' 2" (5.23m x 3.10m)
Comprehensively fitted comprising base units with worktops, inset one a half bowl stainless steel sink unit, matching wall cabinets, plumbing for washing machine and dishwasher, ceramic tiled floor, brick open fireplace, radiator, door to garden.

First Floor

Spacious Landing

Fitted carpet, access to loft.

Bedroom One

13' 8" x 12' 1" (4.17m x 3.68m)
Fitted carpet, radiator, two built-in wardrobe cupboards.

Bedroom Two

13' 8" x 10' 7" (4.17m x 3.23m)
Fitted carpet, radiator.

Bedroom Three

8' 3" x 8' (2.51m x 2.44m)
Fitted carpet, radiator.

Bathroom / WC

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

Outside

Rear Garden

Approximately 85' x 45', various mature shrubs and trees, large fish pond, requires tending.

Garage

Large garage to rear, approached via shared side driveway with security gates, keys provided to this property and to neighbouring properties.



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welcome to

Borden Avenue, Enfield

- Garage With Private Gated Access
- Very Large Rear Garden
- No Chain
- Large Dining Room
- Spacious Attractive Lounge

Tenure: Freehold EPC Rating: Awaited

£650,000



Please note
the marker
reflects the
postcode not
the actual
property

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Property Ref:
ENF105437 - 0002

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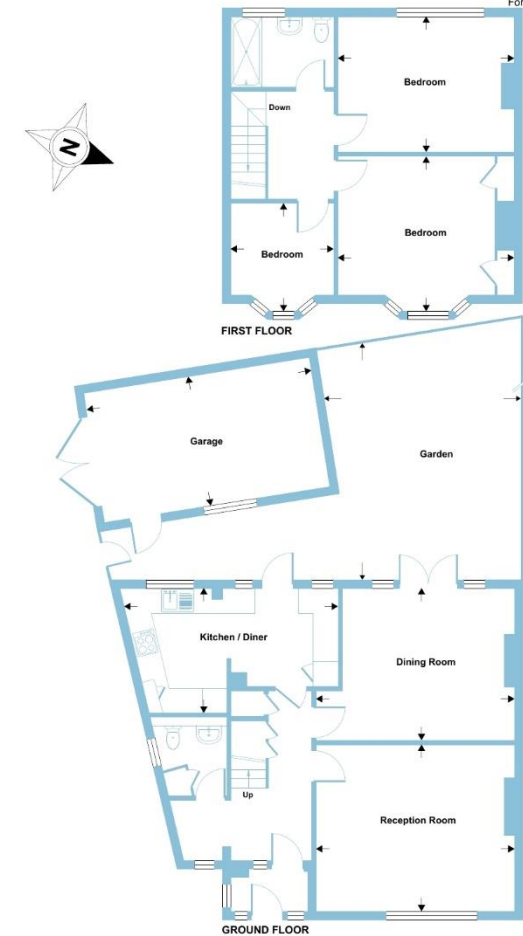
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Approximate Area = 1208 sq ft / 112.2 sq m

Outbuilding = 186 sq ft / 17.2 sq m

Total = 1392 sq ft / 129.2 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: 1371236

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