



Southfield Road, Enfield, EN3 4BT

welcome to

Southfield Road, Enfield

Rarely available four bedroom extended semi-detached 1930's family house in this popular residential turning, just minutes from Enfield High Road, with its abundance of retail facilities, parks, recreation areas, pubs and restaurants and within easy access of Southbury Road Rail Station (Overground) and the A10 with its multiple retail facilities.

The property has been modernised and extensively extended by the current vendors during their tenure, offers flexible living and has many pleasing features.



Entrance Hall

Attractive leaded glass double front doors, solid wood floor, easy rise stairs to first floor, door to reception room.

Front Reception Room

12' 11" into bay x 11' 5" max (3.94m into bay x 3.48m max)
Wood effect floor, coving to ceiling, ceiling rose, double radiator.

Kitchen / Diner

17' 3" x 12' 8" max (5.26m x 3.86m max)
Comprehensively fitted in a range of gloss white base and wall cupboards with wooden worksurface and drainer, composite sink with mixer tap over, integrated double oven and grill, gas hob inset to worksurface with fume extractor fan over, vinyl splashback, engineered wood floor, sunken spotlights to ceiling, coving to ceiling, cast iron wood burner, door to utility room, open to conservatory.

Conservatory

14' 4" x 10' 10" (4.37m x 3.30m)
Wood effect floor, air conditioning, double doors to garden.

Utility Room

14' x 6' 5" (4.27m x 1.96m)
Ceramic tiled floor, sunken spotlights to ceiling, door to garden, plumbing for washing machine, space for tumble dryer, door to cloakroom/WC.

Cloakroom / WC

Low flush WC, wash hand basin, ceramic tiled floor, frosted window to rear, part tiled walls, spotlights to ceiling.

First Floor

Landing

Wood effect floor, window to side.

Bedroom One

13' 8" into bay x 10' 6" max (4.17m into bay x 3.20m max)
Wood effect floor, radiator, bay window to front aspect.

Bedroom Two

12' 2" x 10' 8" max (3.71m x 3.25m max)
Wood effect floor, double built-in wardrobe cupboard, radiator.

Bedroom Three

7' 5" x 6' 5" (2.26m x 1.96m)
Wood effect floor, double radiator.

Bathroom

Comprises a white three piece suite, panelled bath, pedestal basin, low flush WC, vinyl floor, part tiled walls, extractor fan, frosted window to rear.

Second Floor

Dual Aspect Master Bedroom

18' 1" max x 15' 8" max (5.51m max x 4.78m max)
Fitted carpet, double radiator, extensive eaves storage cupboards, door to en-suite.

En-Suite Shower Room

Fully tiled walls, vanity basin, WC with concealed cistern, shower cubicle, extractor fan, radiator, spotlights to ceiling.

Outside

Front Garden

Brick paved with off-street parking with brick boundary wall.

Rear Garden

Approximately 42' x 25', paved, raised decked patio, two large storage units/sheds, comprising summerhouse with power and light 11' 11" x 9' 7" and timber shed 12' 2" x 6'. The garage/storage unit is 8' 11" x 6' with power and light, roller shutter door to front and access via utility room.



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Southfield Road, Enfield

- 17' Kitchen / Dining Room
- Four Good Sized Bedrooms
- En-Suite To Master Bedroom
- Off-Street Parking For Several Vehicles
- South West Facing Rear Garden

Tenure: Freehold EPC Rating: D

£600,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF104778 - 0002

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Denotes restricted head height

Approximate Area = 1332 sq ft / 123.7 sq m
Limited Use Area(s) = 132 sq ft / 12.2 sq m
Garage = 57 sq ft / 5.2 sq m
Outbuildings = 186 sq ft / 17.2 sq m
Total = 1707 sq ft / 158.3 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). © richcom 2025. Produced for Barnard Marcus. REF: 1372019

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