



Cecil Road, Enfield, EN2 6TJ

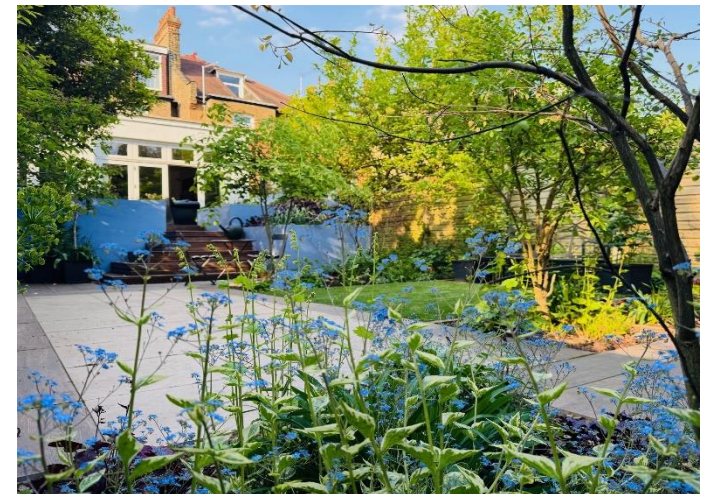
welcome to

Cecil Road, Enfield

This stunning character house oozes with an abundance of character. The house retains a wealth of original Edwardian features but has a contemporary interior. It is a spacious family house situated in the very popular conservation area, right in the heart of Enfield Town. It has a southerly rear aspect directly overlooking Enfield Town Park. It has three large reception rooms, five/ six bedrooms (including a master suite), four bathrooms, a fabulous garden, and three off street parking spaces.

The house is within close proximity of Enfield Chase Rail Station (Moorgate Line) and Enfield Town Rail Station (Liverpool Street Line), buses, shops, retail parks restaurants and pubs, and is within easy access of the M25 Motorway and the A10.

This immaculate character house has been modernised and enhanced throughout by the current vendors to a very high standard and offers flexible living over three floors. It has many standout features.



Entrance Porch

Sunken mat, original mosaic tiled floor, dado rail, accessed via leaded glass double doors to front garden and parking, leaded glass casement door to:-

Spacious Elegant Entrance Hall

Elegant entrance space featuring original mosaic tiled floor, dado rail, picture rail, ceiling rose, cornice to ceiling, under stairs storage, radiator, sunken spotlights to ceiling, original turning staircase to first floor.

Lounge At Front

16' 6" into bay x 14' 5" (5.03m into bay x 4.39m)

Spacious room.

Fitted carpet, picture rail, cornice and rose to ceiling, attractive bay window to front aspect.

Rear Reception Room

21' 2" x 15' 9" (6.45m x 4.80m)

Oak floor, double radiator, dado rail, cornice to ceiling, sunken spotlights to ceiling, double doors to garden, door to utility room, full length skirting radiator, double radiator, open via arch to kitchen/diner.

Kitchen / Diner

21' x 13' 8" (6.40m x 4.17m)

Beautifully fitted in a range of base and island units with granite worksurface, inset single bowl stainless steel sink, space for range cooker with extractor fan over, space for American style fridge-freezer, solid oak floor, sunken spotlights to ceiling, trap door to wine cellar, two double radiators, door to utility room, deep display recess adds a very attractive storage feature.

Dual Aspect Utility Room

24' x 5' 9" (7.32m x 1.75m)

An abundance of storage with a range of white base, wall and larder cupboards, two and half bowl stainless steel sink to worksurface, wall mounted gas central heating boiler installed circa 2023, vinyl floor, plumbing for washing machine, dishwasher and space for tumble dryer, double radiator, double doors to garden, internal door to rear reception room.

Shower Room / WC

Generously proportioned room. Low flush WC, pedestal basin, glass shower corner cubicle, frosted window to side, extractor fan, ceramic tiled floor.

Spacious First Floor Landing

Fitted wool carpet, sunken spotlights to ceiling, airing cupboard housing hot water tank.

Bedroom One At Front

16' 10" into bay x 13' 9" max (5.13m into bay x 4.19m max)

A generous space that can accommodate a queen sized bed and a sofa, plus storage. Wood effect floor, picture rail, coving to ceiling, radiator, door to en-suite shower room.

En-Suite Shower Room

Comprises a low flush WC, bracket basin, underfloor heating, extractor fan, heated towel rail, sunken spotlights to ceiling, storage cupboard.

Bedroom Two At Rear

15' 2" x 10' 4" (4.62m x 3.15m)

Elegant room, currently used as a home office and guest room. Wood effect floor, double radiator, recently installed electric fire with modern surround, floor to ceiling casement door to rear with views over garden and Enfield Town Park beyond, sunken spotlights to ceiling, double radiator.

Bedroom Three At Rear

12' 3" x 9' 3" (3.73m x 2.82m)

Double bedroom with space for wardrobes. Comprises wood effect floor, double radiator.

Bedroom Four At Front

12' 5" x 7' 2" (3.78m x 2.18m)

Currently used for storage, previously used as a baby nursery. Wood effect floor, radiator, one fitted cupboard, door into Bedroom One.

Family Bathroom

Comprises a vanity basin, low flush WC with concealed cistern, panelled bath with glass shower screen, ceramic tiled floor, fully tiled walls, extractor fan, heated towel rail, frosted window to side.

Second Floor Landing

Access to second floor using original staircase. Fitted carpet, sunken spotlights to ceiling, lightwell, access to loft.

Master Bedroom On Second Floor

15' 10" x 11' 6" (4.83m x 3.51m)

At rear.

Sunlit room accommodates a king sized bed and a sofa. Fitted carpet, electric radiator, built-in cupboard, eaves storage cupboards, two windows with views over garden, Enfield Town Park and beyond.

Front Bedroom / Walk In Wardrobe

16' 8" x 7' 4" max (5.08m x 2.24m max)

(for Master Bedroom on Second Floor)

Fitted carpet, extensive fitted wardrobes, electric wall heating, eaves storage cupboard. Two velux windows to the front.

Bathroom On Second Floor

Large freestanding bath with mixer tap, shower attachment, low flush WC, pedestal basin, heated towel rail, velux to side, walk-in shower, sunken spotlights to ceiling, extractor fan, under floor heating.

Outside

Front Garden

Off-street parking for three cars with side pedestrian access, electric car charging point and power point.

Rear Garden

Full width elevated cedar wood decked patio accessed directly from the main reception room and via the back door, with raised planters. Over 100' of south facing rear garden with beautiful mature well stocked beds, trees, shrubs, raised planters. Garden steps down to porcelain tiled path, wood effect porcelain tiled borders, small artificial lawn and mature flower beds. Brick built shed with power and light to rear, large timber shed/summer house with power and light, gate to park.

NB

Marvin dual material windows to the majority of the property.

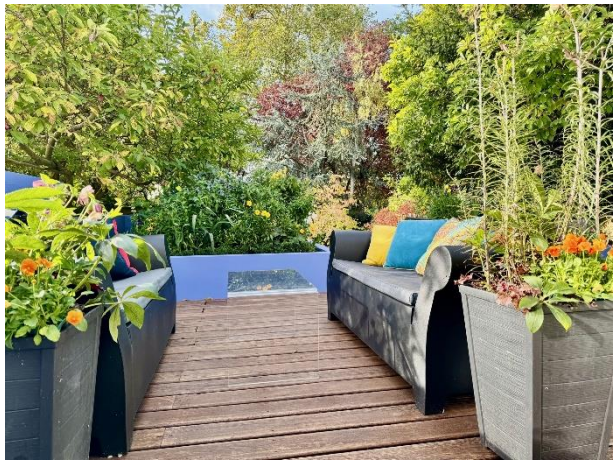
12x 405w Solar panels connected to a 5.2kwh battery producing approximately 4000kwh per year, a saving in the region of £1250 on electricity costs. Meters are on external wall at side of house.



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welcome to Cecil Road, Enfield

- 21' Kitchen / Diner
- Three Spacious Reception Rooms
- Four Bathrooms / Shower Rooms
- Extensive South Facing Rear Garden
- Off-Street Parking (3 Cars)
- An Abundance Of Original Character Features
- 24' Utility Room
- Wine Cellar

Tenure: Freehold EPC Rating: Awaited

£1,150,000



Please
note the
marker
reflects
the
postcode
not the
actual
property

Cecil Road, Enfield, EN2

Approximate Area = 2431 sq ft / 225.8 sq m

Outbuildings = 168 sq ft / 15.6 sq m

Total = 2599 sq ft / 241.4 sq m

For identification only - Not to scale



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Property Ref:
ENF105469 - 0003

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