



Cross Road, Enfield, EN1 1PD

welcome to
Cross Road, Enfield

Beautifully appointed three bedroom Victorian character house situated in this popular residential turning, just minutes from Enfield Town Centre with its multiple shopping facilities, Enfield Town Rail Station (Liverpool Street Line), shops, restaurants, pubs and within close proximity of Bush Hill Park and the A10 with its abundance of retail facilities.

The bright and spacious accommodation has many pleasing features and has been modernised by the current vendor to a good standard throughout.





Dual Aspect Through Lounge

24' into bay x 13' 2" max (7.32m into bay x 4.01m max)

Solid wood floor, decorative ceiling rose, coving to ceiling, two radiators, cast iron wood burner, inset to chimney recess, door to kitchen, understairs storage/meter cupboard, stairs to first floor landing.

Kitchen

11' to x 8' 3" (3.35m to x 2.51m)

Fitted in modern gloss grey base and wall cabinets with one and half bowl stainless steel sink and drainer inset to worksurface, integrated electric oven and grill, inset hob with fume extractor fan over, plumbing for dishwasher, space for fridge-freezer, wood effect vinyl floor, sunken spotlights to ceiling, door to lobby.

Lobby

Casement door to garden, door to bathroom, ceramic tiled floor.

Bathroom

Fully tiled walls and floor, low flush WC, vanity basin, with mixer tap over, cupboards under, panelled bath with glass shower screen, extractor fan, sunken spotlights to ceiling, frosted window to rear.

First Floor

Landing

Solid wood floor, access to loft.

Bedroom One

13' 2" max x 11' (4.01m max x 3.35m)

Solid wood floor, radiator, picture rail.

Bedroom Two

11' 3" x 8' 3" max (3.43m x 2.51m max)

Solid wood floor, radiator.

Bedroom Three

10' 11" x 8' 8" max (3.33m x 2.64m max)

Wood effect floor, radiator.

Outside

Front Garden

Brick paved with picket fence, door to:-

Rear Garden

South facing, paved patio.



view this property online barnfields.co.uk/Property/ENF105346





welcome to

Cross Road, Enfield

- Three Bedrooms
- Spacious Through Lounge
- Modern Fitted Kitchen
- South Facing Rear Garden
- Close Proximity To Rail Station

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: D

£525,000



Please note the marker reflects the postcode not the actual property

check out more properties at barnfields.co.uk



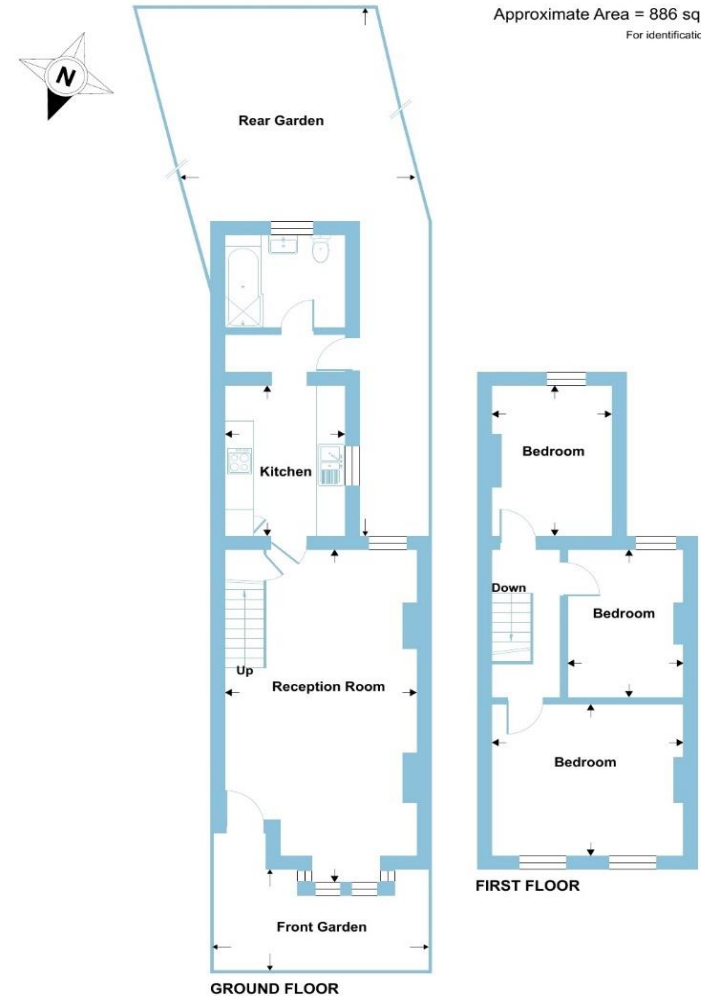
Property Ref:
ENF105346 - 0002

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.

Cross Road, Enfield, EN1

Approximate Area = 886 sq ft / 82.3 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: 1380755

barnfields

barnfields



020 8363 3394



info@barnfields.com



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



barnfields.co.uk