



Radcliffe Avenue, Enfield, EN2 0NF

welcome to

Radcliffe Avenue, Enfield

Barnfields are delighted to offer for sale this magnificent and extended, three double bedroom terraced house in a most sought after and desirable cul-de-sac location just off Brigadier Hill opposite the sought after St Michael's C of E Primary School. Benefitting from a fabulous kitchen/breakfast room plus garden room, this property must be viewed to be fully appreciated!



Entrance Porch

With double glazed windows and doors, wooden front door opens to:-

Entrance Hall

With newly tiled floor, radiator and two understairs cupboards.

Front Lounge

16' 10" x 10' (5.13m x 3.05m)

Cork flooring, column radiator, double glazed windows to front, built-in cupboard and shelving and fireplace recess.

Downstairs WC

Low level WC, wall mounted hand basin, rubber floor.

Dining Area

13' 4" x 8' 6" (4.06m x 2.59m)

Cork flooring, spotlights open plan to:-

Kitchen Area

15' 5" x 9' 6" (4.70m x 2.90m)

With a range of fitted wall and base units with toning Quartz worktops and upstands, ceramic sink, space for oven with extractor hood above, integrated dishwasher and fridge/freezer, plumbing for washing machine and space for dryer, double glazed window to rear, two column radiators, triple glazed skylight, continued cork flooring, spotlights, double glazed crittel style doors opening to the garden.

First Floor

Landing

Wood flooring, doors to:-

Bedroom Two

16' 2" at widest x 10' 8" at widest (4.93m at widest x 3.25m at widest)

Stripped and polished wood floor, two double glazed window to front, radiator, two built-in wardrobe cupboards.

Bedroom Three

11' 3" x 9' 3" (3.43m x 2.82m)

Stripped and polished wood floor, radiator, double glazed window to rear.

Bathroom

Panelled bath with shower attachment, low level WC, hand basin with drawers beneath, step-in shower unit, panelled walls, spotlights, double glazed window to rear, radiator, vinyl flooring.

Second Floor

Bedroom One

17' 4" at widest x 15' 2" at widest (5.28m at widest x 4.62m at widest)

Converted by Charles Jeffrey. Fitted carpet, double glazed doors with Juliet balcony, range of built-in wardrobes, two Velux windows to the front, spotlights radiator, eaves storage space.

Outside

Garden

With stone patio to front and step up to central lawn with tree and shrub borders.

Garden Room

13' 4" x 9' 10" (4.06m x 3.00m)

Built recently by "Green Retreats" this spacious and versatile room has laminate flooring, sliding double glazed patio doors and power.



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welcome to

Radcliffe Avenue, Enfield

- Magnificent Extended Kitchen / Breakfast Room
- Separate Front Reception Room
- Downstairs WC
- Three Double Bedrooms
- First Floor Bathroom

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

£600,000



Please note
the marker
reflects the
postcode not
the actual
property

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Property Ref:
ENF105101 - 0003

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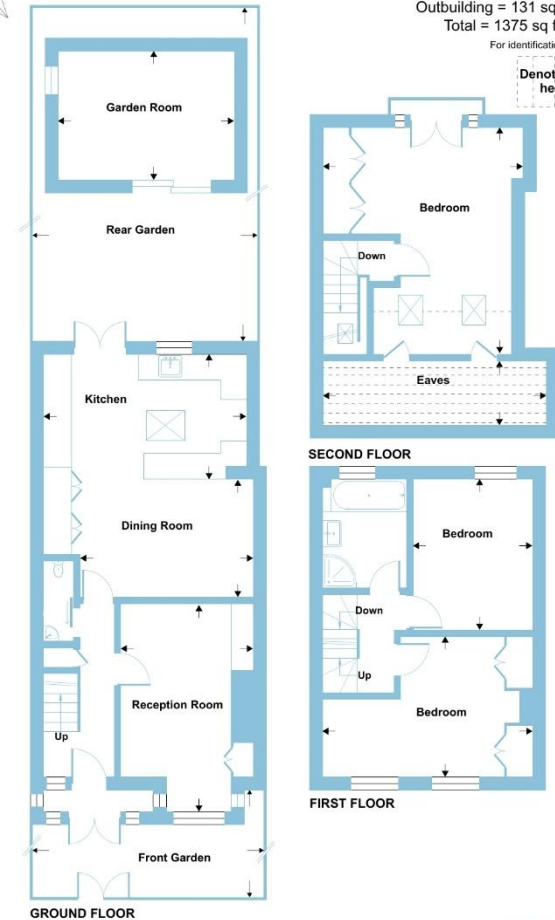


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Approximate Area = 1120 sq ft / 104 sq m
Limited Use Area(s) = 124 sq ft / 11.5 sq m
Outbuilding = 131 sq ft / 12.1 sq m
Total = 1375 sq ft / 127.6 sq m

For identification only - Not to scale

Denotes restricted
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2026. Produced for Barnard Marcus. REF: 1396511

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