



Chiltern Dene, Enfield, EN2 7HH

welcome to
Chiltern Dene, Enfield

Barnfields are delighted to offer for sale this delightful three bedroom semi-detached family house, situated in this quiet residential cul-de-sac, just minutes from Merryhills, Grange Park and Highlands Schools and within close proximity of Sainsbury's Supermarket, local shops and greenbelt countryside and within easy access of Enfield Town with its multiple shopping facilities, Grange Park Rail Station (Moorgate Line) and Oakwood Underground Station (Piccadilly Line).



Pedestrian Pathway

Leads from the main roadway of Chiltern Dene to the property.

Front Door

Opens To:-

Hallway

Understairs storage cupboard, radiator, vinyl flooring.

Lounge

13' 11" x 12' 1" (4.24m x 3.68m)

Double glazed windows to front, radiator, vinyl flooring, archway to:-

Dining Room

10' 1" x 8' 8" (3.07m x 2.64m)

Double glazed doors to rear, radiator, vinyl flooring, serving hatch from kitchen.

Kitchen

10' 4" x 8' 8" (3.15m x 2.64m)

Range of fitted wall and base units with toning worktops, sink and drainer, space for oven, space for fridge/freezer, tiled splashbacks, double glazed windows to rear, viny flooring, doorway to:-

Lobby

With door to garden and door to:-

Downstairs Wc

Hand basin, space and drainage for a WC (currently disconnected)

First Floor

Landing

Double glazed window to side, loft hatch opening to loft storage space.

Bedroom One

13' 5" x 10' 3" (4.09m x 3.12m)

Double glazed windows to front, range of fitted wardrobes, radiator.

Bedroom Two

16' 6" x 8' 8" (5.03m x 2.64m)

Double glazed windows to rear, radiator, fitted carpet, built-in wardrobe.

Bedroom Three

9' 3" x 8' 8" (2.82m x 2.64m)

Double glazed window to front, radiator, fitted carpet.

Bathroom

Panelled bath, hand basin with cupboards beneath, low level WC, double glazed window to rear, part tiled walls, radiator.

Outside

Rear Garden

A wide rear garden mostly laid to lawn with side access, door to covered side storage area.

Front Garden

A pretty front garden with pathway and picket fence.

Agent's Note

Please note this property has a steel frame structure and anyone looking to buy with a mortgage would need to check with the lender that this is acceptable to them. Our mortgage advisors will be happy to help you choose the correct lender, please enquire at point of viewing.



view this property online barnfields.co.uk/Property/ENF105593







welcome to

Chiltern Dene, Enfield

- Three Bedrooms
- Semi-Detached
- Wide Rear Garden
- Close To Schools And Transport
- First Floor Bathroom

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

offers in excess of

£475,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF105593 - 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.

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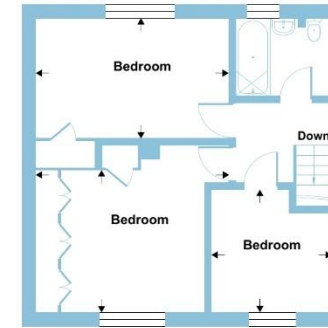
Chiltern Dene, Enfield, EN2

Approximate Area = 946 sq ft / 87.8 sq m

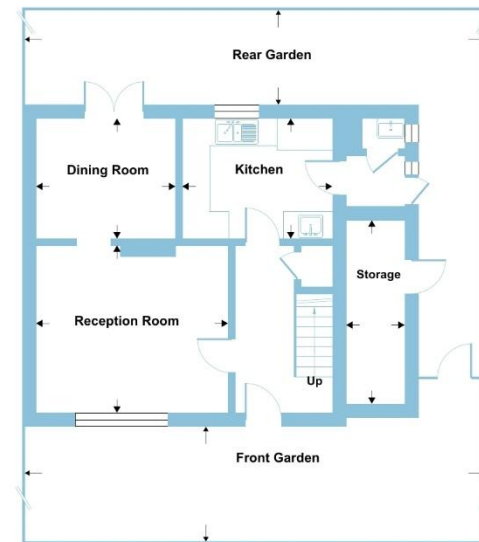
Outbuilding = 56 sq ft / 5.2 sq m

Total = 1002 sq ft / 93 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Barnard Marcus. REF: 1400638



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