



Sydney Road, Enfield, EN2 6TS



welcome to

Sydney Road, Enfield

Built in 1874, Barnfields are extremely proud to offer for sale this beautiful four bedroom semi-detached Victorian Villa in the heart of Enfield Town's Conservation area. The property has been extensively refurbished and remodelled by the current vendors to an exacting standard throughout and boasts solid herringbone Oak flooring, a magnificent 20ft kitchen with deVOL units and island, cellar/utility room, off-street parking and much more.

Viewing is highly recommended for this stunning property!



Hallway

Solid Oak herringbone flooring, radiator, dado rails, understairs cupboard.

Lounge

25' x 13' 5" (7.62m x 4.09m)

Solid Oak herringbone flooring, two refurbished sash windows with fitted shutters to front aspect, two column radiators, fireplace recess to front plus wood burner to rear fireplace with slate hearth, open to:-

Downstairs WC

Low level WC, hand basin, tiled floor, chrome heated towel rail.

Kitchen/Breakfast Room

20' 10" x 17' 9" (6.35m x 5.41m)

With continued solid Oak herringbone flooring, a beautiful deVOL fitted kitchen with a range of grey base units with toning Quartz worktops and upstands, space for a freestanding Aga style oven with tiled splashback and extractor above, large contrasting island with solid wood worktop, double ceramic sink, range of cupboards below and built-in dishwasher, space for a freestanding fridge/freezer, attractive exposed painted beam to ceiling, two large skylights, vertical column radiator, attractive dark crittall style windows and doors to garden.

Cellar/Utility Room

12' 2" x 11' 9" (3.71m x 3.58m)

Steps lead down a well organised room with a range of fitted wall and base units, ceramic sink, plumbing for a washing machine, space for a dryer, tiled floor.

First Floor

Landing

Fitted carpet, two understairs storage cupboards.

Bedroom One

12' 5" x 11' 8" (3.78m x 3.56m)

Solid Oak herringbone flooring, range of fitted wardrobes, column radiator, two refurbished sash windows to front aspect with fitted shutters.

Bedroom Two

12' 3" x 11' 10" (3.73m x 3.61m)

Solid Oak herringbone flooring, cast iron fireplace, column radiator, dark crittall style window to rear aspect.

Bedroom Four/Study

8' 4" x 6' 2" (2.54m x 1.88m)

Solid Oak herringbone flooring, column radiator, refurbished sash window to front aspect with fitted shutters.

Bathroom

A generous bathroom with freestanding roll top bath, large fully tiled walk in shower unit, matching "his and her's" hand basins, low flush WC, attractive black and white tiled flooring, chrome heated towel rail, vertical column radiator, skylight, dark crittall style window to rear overlooking "living roof" to kitchen.

Top Floor

Bedroom Three

16' 8" to extremes x 16' 6" to extremes (5.08m to extremes x 5.03m to extremes)

With fitted carpet, two column radiators, skylight, large walk-in cupboard plus eves storage space.

N.B. Vendor's have approved planning permission to extend the dormer and add an en-suite to this room. Plumbing has already been set up for this also. Please ask for more information.

Outside

Garden

An attractive approx 70ft sunny West facing rear garden with brick patio to front, central lawn with mature tree and shrub borders, side access leading to the front with gate, pathway leads to:-

Garden Room/Gym

A versatile room with power and light and side storage room.

Off-Street Parking

Brick paved off-street parking to the front for two cars plus visitor parking permits can also be purchased from Enfield Council.



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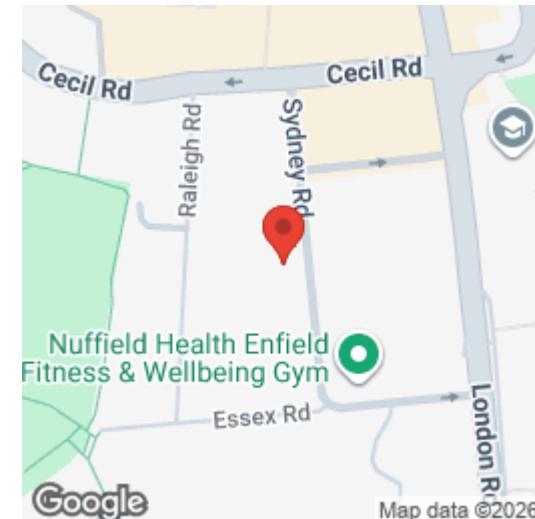
Sydney Road, Enfield

- Stunning Victorian Villa Built In 1874
- Extensively Remodelled And Refurbished Throughout To A High Standard
- Large deVOL Kitchen/Breakfast Room
- Elegant 25ft Through Lounge
- Cellar/Utility Room

Tenure: Freehold EPC Rating: Awaited

Council Tax Band: E

£1,000,000



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Property Ref:
ENF105657 - 0002

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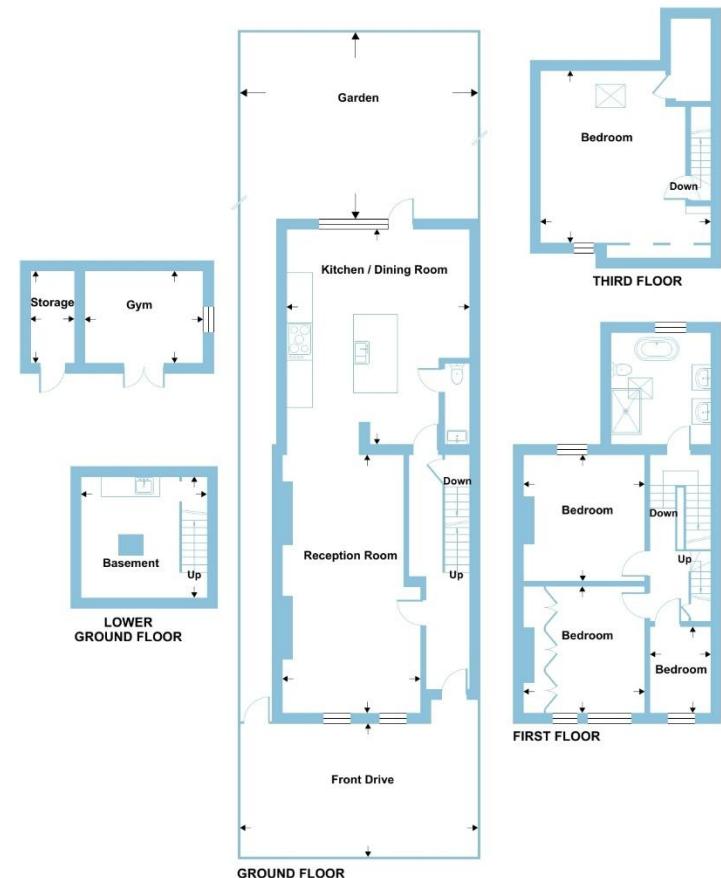
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Approximate Area = 1858 sq ft / 172.6 sq m

Outbuilding = 140 sq ft / 13 sq m

Total = 1998 sq ft / 185.6 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). © nchicom 2026. Produced for Barnard Marcus. REF: 1405241



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