



**Monks Road, Enfield EN2 8BH**



**welcome to**

**Monks Road, Enfield**

Barnfields present this superb modern extended end of terraced three bedroom house in a most sought after and convenient turning, within a short level walking distance of Enfield Town multiple shopping centre across the picturesque Enfield Chase Green, Enfield Chase Rail Station (Moorgate Line) and local shops on Chase Side. Good schools are also close at hand.

The well-presented accommodation has many pleasing features.







## Entrance Porch

Direct access to:-

## Lounge / Dining Room

21' 10" x 19' 6" to extremes ( 6.65m x 5.94m to extremes )

Engineered wood flooring, attractive stone fireplace housing gas coal living flame fire, three radiators, sliding patio doors to garden.

## Kitchen / Breakfast Room

16' 6" x 12' 1" ( 5.03m x 3.68m )

Comprehensively fitted in modern units, comprising base units with worktops, inset ceramic hob with fume extractor hood over, built-in oven, one and half bowl stainless steel sink unit, integrated microwave, plumbing for washing machine and dishwasher, storage cupboard, wall cabinets, sliding patio doors to garden.

## First Floor

### Landing

Fitted carpet, radiator.

### Bedroom One

12' 5" x 12' 2" ( 3.78m x 3.71m )

Fitted carpet, radiator.

### Bedroom Two

11' x 9' 8" ( 3.35m x 2.95m )

Fitted carpet, radiator, range of built-in wardrobe cupboards.

### Bedroom Three

8' 3" x 6' 10" ( 2.51m x 2.08m )

Fitted carpet, radiator, built-in wardrobe cupboard.

## Bathroom

Panelled bath, mixer taps and shower attachment, bowl sink unit with cupboards under, low flush WC (white suite), ceramic tiled floor, heated towel rail, fully tiled walls.

## Outside

### Front Garden

Provides off-street parking with dropped kerb.

### Rear Garden

Approximate measurements 50' x 50', laid to lawn, flower and shrub borders, decking, patio, timber shed, concrete garage with possible rear vehicular access, side pedestrian access, brick built store housing approximately 7 year old combination gas central heating boiler.



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welcome to

## Monks Road, Enfield

- Large Extra Wide Rear Garden
- Spacious Attractive Lounge / Dining Room
- Large Kitchen / Breakfast Room
- Possible Rear Vehicular Access
- Three Bedrooms

Tenure: Freehold EPC Rating: D

# £585,000



## Monks Road, Enfield, EN2

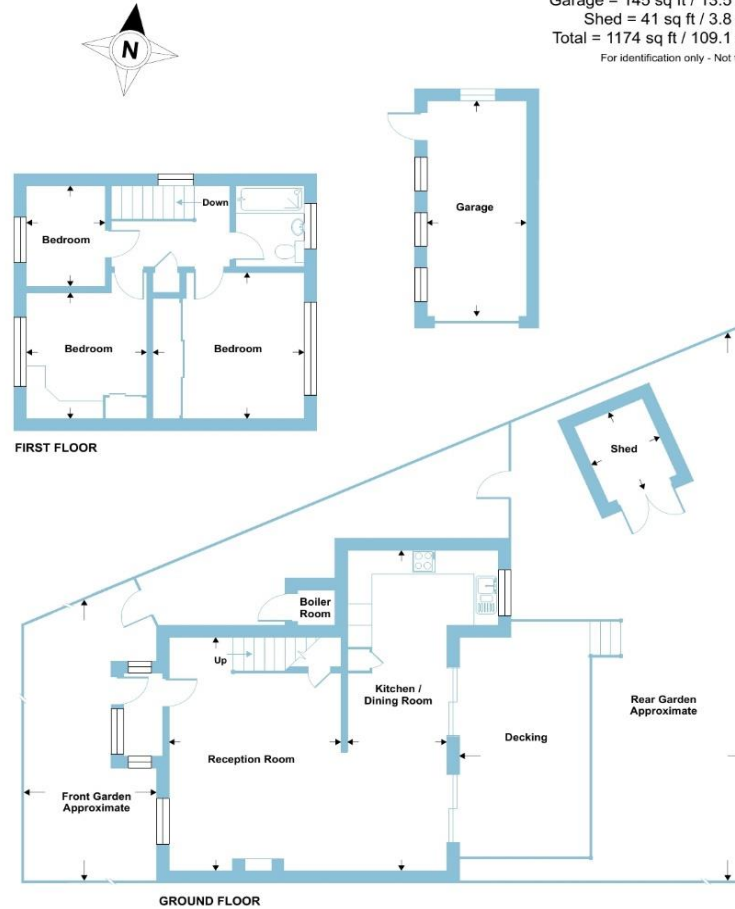
Approximate Area = 988 sq ft / 91.8 sq m (excludes boiler room)

Garage = 145 sq ft / 13.5 sq m

Shed = 41 sq ft / 3.8 sq m

Total = 1174 sq ft / 109.1 sq m

For identification only - Not to scale



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Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rics/ecom 2023. Produced for Barnard Marcus. REF: 1042467



Please note the marker reflects the postcode not the actual property



Property Ref:  
ENF103978 - 0005

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