



Woodlands Road, Enfield, EN2 0LR

welcome to
Woodlands Road, Enfield

Three double bedroom, two bathroom delightful modernised and extended Victorian family house, situated in this quiet residential turning, just minutes from local shops, pubs, restaurants, schools, parks and Gordon Hill Rail Station (Moorgate Line), and within easy access of Hillyfields Country Park, Enfield Town with its multiple shopping facilities, and the M25 Motorway. As mentioned, good schools are close at hand.



Entrance Hall

Solid wood floor, radiator, coving to ceiling, leaded glass front door.

Dual Aspect Through Lounge

22' 3" x 11' 4" max (6.78m x 3.45m max)

Solid wood floor, picture rail, coving to ceiling, column radiator, double radiator, double glazed doors to garden, understairs storage/meter cupboard.

Kitchen

13' 3" x 7' 2" (4.04m x 2.18m)

Fitted in a range of matching wall, base and display cupboards with integrated electric oven and grill, electric hob with extractor fan over, plumbing for washing machine and dishwasher, space for fridge-freezer, sink inset to contrasting worksurface with tiled splashback, ceramic tile effect floor, double radiator, sunken spotlights to ceiling, casement door to garden.

First Floor

Landing

Solid wood floor, coving to ceiling.

Bedroom One

14' 2" x 10' 6" (4.32m x 3.20m)

Solid wood floor, full range of built-in floor to ceiling wardrobe cupboards, radiator.

Bedroom Two

10' 6" x 8' 6" (3.20m x 2.59m)

Solid wood floor, radiator.

Shower Room / WC

Beautifully appointed comprising a low flush WC, vanity basin with cupboards under, mixer tap over, large glass shower cubicle with sliding door, fully tiled walls, heated towel rail, cupboard housing space for tumble dryer and wall mounted gas central heating boiler.

Second Floor

Landing

Fitted carpet, skylight, window to side.

Dual Aspect Master Bedroom

13' 8" max narrowing to 10' 8" x 12' 10" (4.17m max narrowing to 3.25m x 3.91m)

Fitted carpet, range of built-in wardrobe cupboards with eaves storage cupboards beyond, sunken spotlights to ceiling.

Bathroom

Beautifully fitted comprising panelled bath with shower over, glass shower screen, low flush WC, vanity wash hand basin with cupboard under, low level lighting, sunken spotlights to ceiling, extractor fan, heated towel rail radiator, part tiled walls, vinyl tiled floor.

Outside

Front Garden

Brick retaining wall, paved.

Rear Garden

Brick paved and stone paved patio, flower and shrub beds, tap, timber shed, larger timber shed with power and light, rear pedestrian access beyond.



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welcome to Woodlands Road, Enfield

- Three Double Bedrooms
- Two Bathrooms
- Spacious Through Lounge
- Close To Good Schools
- Delightful Rear Garden

Tenure: Freehold EPC Rating: C

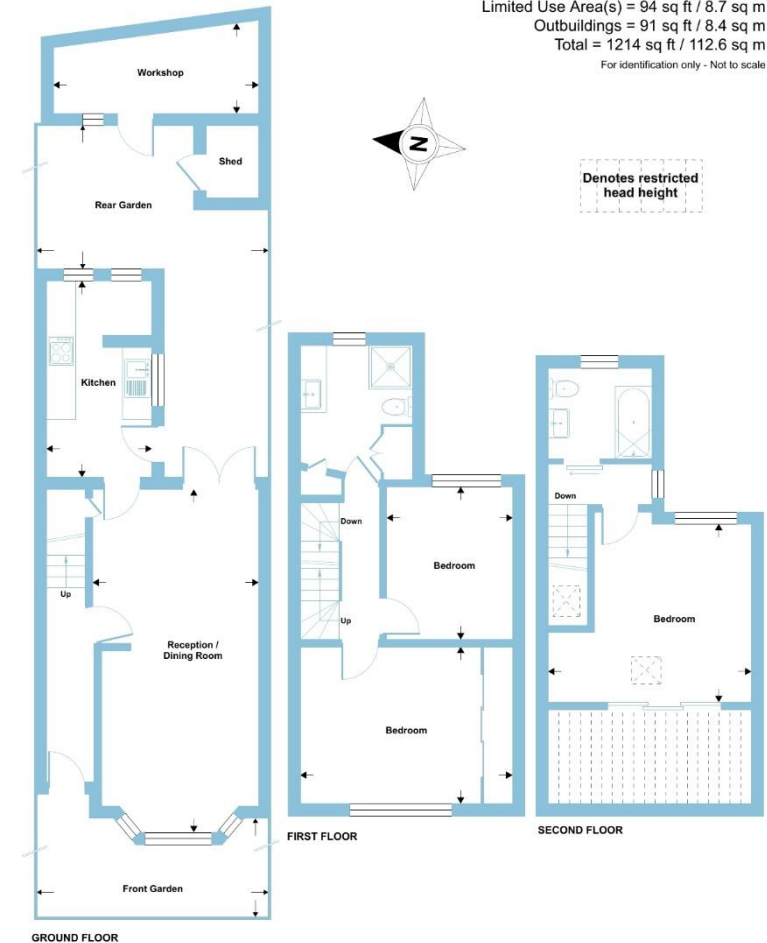
£570,000



Please note the marker reflects the postcode not the actual property

Woodlands Road, Enfield, EN2

Approximate Area = 1029 sq ft / 95.5 sq m
Limited Use Area(s) = 94 sq ft / 8.7 sq m
Outbuildings = 91 sq ft / 8.4 sq m
Total = 1214 sq ft / 112.6 sq m
For identification only - Not to scale



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Property Ref:
ENF105158 - 0003

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020 8363 3394



info@barnfields.com



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



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