Churchbury Lane, Enfield, EN1 3HJ

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welcome to

Churchbury Lane, Enfield

Unique four bedroom Victorian semi-detached family house, situated in this popular residential location, just minutes from shops, schools, Enfield Town with its multiple shopping facilities and rail station (Liverpool Street / Weaver Line) and backs Aldersbrook Park and within easy access of the A10 with its retail parks and the M25 Motorway.

The well appointed property is offered on a chain free basis, has been extended by the current vendor and has many pleasing features.

Entrance Hall
Accessed via original front door, fitted carpet, radiator, dado rail, understairs storage cupboard, easy rise stairs to first floor landing.

Lounge
15' 3" into bay x 13' 2" (4.65m into bay x 4.01m)
Fitted carpet, radiator, gas convector fire with stone surround and mantel, built-in base units.

Dining Room
15' x 13' 2" (4.57m x 4.01m)
Fitted carpet, ceiling rose, radiator, open fire with brick surround, wooden mantel, open planned to:-

Kitchen / Dining Room
20' 8" x 11' 1" (6.30m x 3.38m)
Appointed in a modern range of white units, comprising base and wall cupboards with single bowl composite sink and drainer inset to contrasting worksurface, tiled splashback, plumbing for washing machine and dishwasher, integrated electric oven and grill, halogen hob with extractor fan over, double radiator, ceramic tiled floor, vaulted ceiling with skylights, double glazed double doors to garden, door to cloakroom/WC.

Utility Area
9' 6" x 6' 2" (2.90m x 1.88m)
Space for fridge-freezer, gloss white base and wall cupboards, ceramic tiled floor, coving to ceiling, understairs storage cupboard, open planned to kitchen/diner.

Cloakroom / WC
Comprises low flush WC, bracket basin with cupboard under, corner shower cubicle, frosted window to side, ceramic tiled floor, heated towel rail.

First Floor

Spacious Landing
Fitted carpet, radiator, access to loft with pull down ladder.

Bedroom One
13' 7" max x 12' 2" (4.14m max x 3.71m)
Fitted carpet, radiator, range of built-in wardrobe cupboards.

Bedroom Two
11' 10" to wardrobe fronts x 11' 8" (3.61m to wardrobe fronts x 3.56m)
Fitted carpet, radiator, a range of built-in wardrobe cupboards, cupboard housing gas central heating boiler.

Bedroom Three
13' 7" max x 7' (4.14m max x 2.13m)
Fitted carpet, range of built-in wardrobe cupboards.

Bedroom Four
7' 10" x 6' 4" (2.39m x 1.93m)
Fitted carpet.

Bathroom
Comprising a low flush WC, pedestal wash hand basin with cupboards under, panelled bath with Victorian style mixer tap and shower attachment, fully tiled walls, heated towel rail, ceramic tiled floor.

Outside

Front Garden
Paved with brick retaining wall, side pedestrian access, off-street parking for several vehicles with direct access to double garage.

Rear Garden
Large paved patio, secluded, mature beds to side and rear, tap, power point, side pedestrian access, backs onto local park.

Double Garage
19' 10" x 17' 10" (6.05m x 2.39m)
Power and light, inspection pit, double doors to front drive and carport, casement door to rear.

Agents Note
The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.

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Churchbury Lane, Enfield

- Four Bedrooms
- 20' Kitchen / Diner
- Two Spacious Reception Rooms
- Double Garage & Carport
- Off-Road Parking

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

£750,000

Please note the marker reflects the postcode not the actual property

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Churchbury Lane, Enfield, EN1

Approximate Area = 1542 sq ft / 143.2 sq m (excludes garage & covered area)

For identification only - Not to scale

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: 1528046

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The Property Ombudsman

Property Ref:
ENF105959 - 0003

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