



Summerhill Grove, Enfield, EN1 2HY

welcome to
Summerhill Grove, Enfield

Barnfields are delighted to offer for sale this three bedroom family house situated in a quiet popular tree-lined turning, just minutes from the "Outstanding" Ofsted Rated Raglan School, Bush Hill Park Rail Station (Liverpool Street Line), local shops, parks and within easy access of both Enfield Town, with its multiple shopping facilities and the A10 with its abundance of retail parks.

The property requires some updating and is offered on a chain free basis - must be viewed to appreciate its charm and character!



Hallway

Via front door, original herringbone wood block flooring, leaded stained glass window to side, original oriel window to front, radiator, understairs cupboard.

Front Reception Room

14' 4" x 12' 4" (4.37m x 3.76m)
Wood flooring, double glazed windows to front, radiator, original tiled fireplace.

Rear Reception Room

17' 8" x 10' 8" (5.38m x 3.25m)
Wood flooring, double glazed windows to rear, radiator, fireplace with wooden surround and tiled hearth, double glazed door to kitchen.

Kitchen / Breakfast Room

20' 3" x 8' 5" (6.17m x 2.57m)
Range of fitted wall and base units with toning worktops, sink and drainer, space for washing machine, dishwasher, cooker and fridge/freezer, tiled splashbacks, vinyl flooring, radiator, double glazed windows and door to garden.

First Floor

Landing

Wood flooring, leaded stained glass window to side, loft hatch opening to loft storage space (with potential to convert subject to relevant planning permissions).

Bedroom One

14' 8" x 11' 6" (4.47m x 3.51m)
Wood flooring, double glazed windows to front, range of fitted wardrobes and drawers, radiator.

Bedroom Two

12' 10" x 10' 7" (3.91m x 3.23m)
Wood flooring, double glazed windows to rear, radiator.

Bedroom Three

9' 11" x 7' 7" (3.02m x 2.31m)
Wood flooring, double glazed windows to front, radiator.

Bathroom

Panelled bath with shower over, pedestal wash hand basin, double glazed window to rear, heated towel rail, built in cupboard housing the hot water tank, vinyl flooring.

Separate WC

Low level WC, vinyl flooring double glazed window to rear.

Outside

Rear Garden

A spacious direction south facing rear garden, mostly laid to lawn with side access gate and shed.

Front Garden

Currently a pretty walled garden but with potential for off-street parking (subject to relevant planning).



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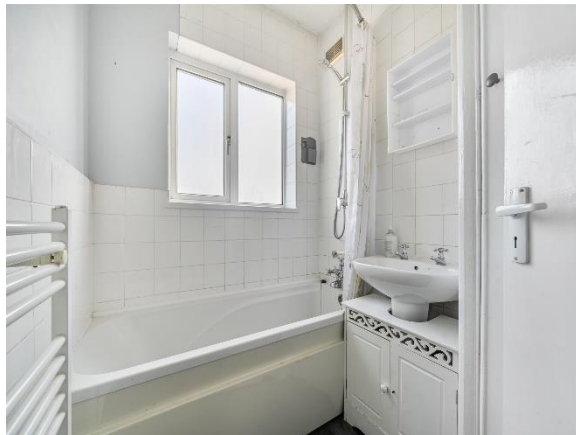
welcome to

Summerhill Grove, Enfield

- Three Bedrooms
- Two Reception Rooms
- 20ft Kitchen/Breakfast Room
- South Facing Rear Garden
- Close To Good Schools

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

offers in excess of
£700,000



Please note the marker reflects the
postcode not the actual property



Summerhill Grove, Enfield, EN1

Approximate Area = 1164 sq ft / 108.1 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). © ncbcom 2025. Produced for Barnard Marcus. REF: 1341128

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Property Ref:
ENF105138 - 0002

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