



**Delhi Road, Enfield, EN1 2LY**

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## **Delhi Road, Enfield**

Beautifully presented and extended three bedroom semi-detached family house in this popular residential location, within close proximity of local shops, Raglan Primary School (Ofsted rated - Excellent), Bush Hill Park Rail Station (Weaver Line) and within easy access of Enfield Town with its multiple shopping facilities and the A10 with its retail parks.

The property is beautifully presented throughout, has been modernised to a high standard and has many pleasing features.



### Entrance Porch

Double glazed storm porch to front aspect.

### Entrance Hall

Wood effect floor, half wood panelled walls, understairs storage cupboard, double radiator, picture rail.

### Lounge

27' 8" into bay x 12' 6" max ( 8.43m into bay x 3.81m max )

Wood effect floor, picture rail, views to front aspect over Common to front, two radiators, French doors to Kitchen/Diner, attractive fire with cast iron inserts, marble mantel and surround, built-in units to chimney recess.

### Kitchen / Dining Room

20' to extremes x 17' 1" to extremes ( 6.10m to extremes x 5.21m to extremes )

Beautifully and comprehensively fitted in a range of matching base and wall cupboards and display cupboards, one and half bowl ceramic sink and drainer, plumbing for washing machine and dishwasher, space for American style fridge-freezer, five ring gas hob inset to worksurface with extractor fan over, vinyl splashback, built-in double oven and grill, cupboard housing gas central heating boiler, underfloor heating, part tiled floor, double radiator, two skylights, double doors to garden, sunken spotlights to ceiling.

### Cloakroom / WC

Comprising a low flush WC, vanity basin, heated towel rail, ceramic tiled floor, half tiled walls and window to side.

### First Floor

### Landing

Window to side, access to loft, picture rail.

### Bedroom One

14' 10" into bay x 11' 5" max ( 4.52m into bay x 3.48m max )

Dark wood herringbone floor, double radiator, two built-in wardrobe cupboards, sunken spotlights to ceiling, views to front aspect over common.

### Bedroom Two

12' 8" x 11' 7" max ( 3.86m x 3.53m max )

Dark wood herringbone floor, full range of floor to ceiling wardrobe cupboards with concealed lighting and drawer unit, double radiator, sunken spotlights to ceiling.

### Bedroom Three

12' 5" x 6' 10" ( 3.78m x 2.08m )

Dark wood herringbone floor, built-in wardrobe cupboard, double radiator, sunken spotlights to ceiling.

### Bathroom

Beautifully presented in a modern white suite, comprising a panelled bath with glass shower screen, low flush WC with concealed cistern, pebble wash hand basin with marble plinth and cupboard under, shaver point, extractor fan, fully tiled walls and floor, heated towel rail, sunken spotlights to ceiling.

### Outside

### Front Garden

Laid to resin, providing off-street parking for two vehicles, wide side pedestrian/vehicular access to rear garden, views over common, tap to side.

### Rear Garden

Approximately 40' west facing garden with paved patio, laid to lawn, flower and shrub beds, security lights, tap.

### Outbuilding

12' 2" x 8' 2" ( 3.71m x 2.49m )

Brick built garden room with power and light, wood effect floor, sunken spotlights to ceiling, base and wall cupboards, electric heater, attached to brick built shed with power and light.



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## Delhi Road, Enfield

- 20' Kitchen / Breakfast Room
- 27' Lounge
- Downstairs Cloakroom / WC
- Off-Street Parking
- West Facing Garden

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

**£700,000**



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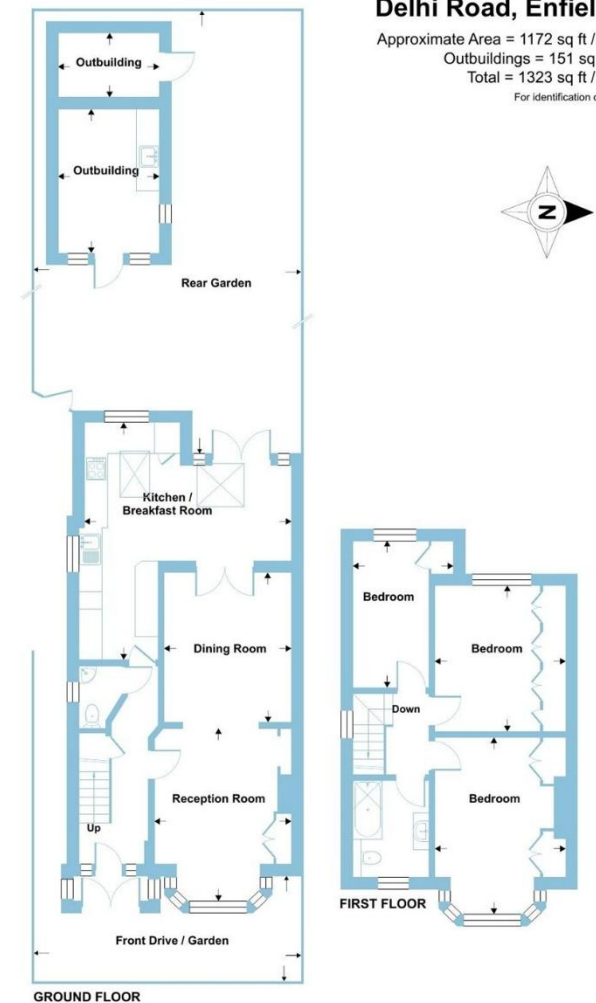
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## Delhi Road, Enfield, EN1

Approximate Area = 1172 sq ft / 108.8 sq m  
Outbuildings = 151 sq ft / 14 sq m  
Total = 1323 sq ft / 122.8 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). © richcom 2026. Produced for Barnard Marcus. REF: 1536401



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