



Burlington Road, Enfield, EN2 0LJ

welcome to
Burlington Road, Enfield

Beautifully appointed four bedroom extended Victorian character house, situated in this popular residential location just minutes from local shops, schools including The Wren and One Degree Academy, Hillyfields Country Park, Gordon Hill Rail Station (Moorgate Line) and within easy access of Enfield Town with its multiple shopping facilities, the M25 and greenbelt countryside.

The beautifully presented property has been extended and modernised to a high standard by the current vendors and offers many pleasing features and should be viewed to be fully appreciated.



Entrance Hall

Herringbone wood effect floor, radiator, stairs to first floor.

Front Reception Room

12' 6" x 12' into bay (3.81m x 3.66m into bay)
Herringbone wood effect floor, radiator.

Rear Reception Room

10' 3" x 9' 11" (3.12m x 3.02m)
Herringbone wood effect floor, column radiator,
door to ground floor WC, open planned to
Kitchen/Dining/Breakfast Room.

Kitchen / Dining / Breakfast Room

16' 10" x 15' 1" to extremes (5.13m x 4.60m to extremes)
Beautifully and comprehensively fitted in a range of
light blue base and wall cupboards with matching
island, single bowl stainless steel sink inset to
composite worksurface and drainer, mixer tap over,
integrated fridge-freezer, inset gas hob with fume
extractor fan over, integrated double oven and grill,
column radiator, herringbone wood effect floor,
skylights to ceiling, sunken spotlights to ceiling, bi-
folding patio doors to garden.

Cloakroom / WC

Wood effect floor, vanity basin with cupboard
under, WC, extractor fan.

First Floor

Landing

Bedroom One

15' 7" x 10' 1" (4.75m x 3.07m)
Wood effect floor, double radiator, range of built-in
wardrobe cupboards.

Bedroom Two

10' 7" x 10' 4" (3.23m x 3.15m)
Wood effect floor, double radiator.

Bedroom Three

9' 5" x 5' 11" (2.87m x 1.80m)
Currently used as an office, wood effect floor,
radiator.

Bathroom

Beautifully presented in a modern white suite,
comprising low flush WC, vanity basin with mixer
tap over, cupboard under, panelled bath with
shower attachment, glass shower screen, extractor
fan, tiled floor.

Second Floor

Dual Aspect Master Bedroom

15' 8" max x 12' 6" max (4.78m max x 3.81m max)
Wood effect floor, double built-in wardrobe
cupboard, radiator, eaves storage cupboards, door
to en-suite shower room.

En-Suite Shower Room

Vanity basin with mixer tap, corner shower cubicle,
WC, ceramic tiled floor, heated towel rail, extractor
fan, Velux.

Outside

Rear Garden

Artificial lawn, south facing.



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welcome to

Burlington Road, Enfield

- 16' Kitchen / Breakfast / Dining Room
- Close To Good And Excellent Schools
- Four Bedrooms
- En-Suite To Master Bedroom
- Downstairs Cloakroom / WC

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

offers over
£600,000



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marker reflects
the postcode not
the actual
property

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Property Ref:
ENF106266 - 0002

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Approximate Area = 1280 sq ft / 118.9 sq m
Limited Use Area(s) = 100 sq ft / 9.2 sq m
Total = 1380 sq ft / 128.1 sq m
For identification only - Not to scale

Denotes restricted
head height



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: 1538363

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