



Friar Road, Enfield, EN2 8FZ

welcome to

Friar Road, Enfield

A rare opportunity to acquire this modern four bedroom family house built just seven year ago and situated just minutes from local shops, Gordon Hill Rail Station (Moorgate Line), greenbelt countryside, the One Degree and Wren Academy schools and within easy access of both Enfield Town with its multiple shopping facilities and the M25 Motorway.

Built to an exacting standard, the property has many pleasing features and is well presented throughout.



Entrance Hall

Wood effect floor, double radiator, easy rise stairs to first floor.

Lounge

15' 7" x 14' 6" (4.75m x 4.42m)

Wood effect floor, two double radiators, double glazed patio doors to garden, understairs storage cupboard.

Kitchen

10' 3" x 9' 4" (3.12m x 2.84m)

Comprehensively fitted in a range of matching wall and base units with integrated fridge-freezer, dishwasher and washing machine, gas hob with fume extractor fan over, integrated electric oven and grill, one and half bowl stainless steel sink inset to composite worksurface and drainer with splashback, cupboard housing gas central heating boiler, ceramic tiled floor.

First Floor

Landing

Fitted carpet, double radiator.

Bedroom One

14' 6" max x 13' 9" max (4.42m max x 4.19m max)

Fitted carpet, double radiator, full range of floor to ceiling double wardrobe cupboards.

En-Suite

Comprises a double shower cubicle, low flush WC, pedestal basin, fully tiled walls and floor, shaver point, extractor fan, heated towel rail, sunken spotlights to ceiling.

Bedroom Two

14' 6" x 7' 10" (4.42m x 2.39m)

Fitted carpet, double radiator.

Bathroom / WC

Fully tiled walls and floor, low flush WC with concealed cistern, vanity basin, panelled bath with mixer tap and shower attachment, glass shower screen, shaver point, heated towel rail, extractor fan, sunken spotlights to ceiling.

Second Floor

Landing

Fitted carpet, Velux style window to rear aspect, tank cupboard.

Bedroom

10' 9" x 11' 3" into bay narrowing to 8' 4" (3.28m x 3.43m into bay narrowing to 2.54m)

Fitted carpet, large double built-in wardrobe cupboard, double radiator, access to loft.

Rear Bedroom / Office

10' 9" x 9' 5" (3.28m x 2.87m)

Fitted carpet, double radiator, built-in wardrobe cupboard, hot water tank, large built-in cupboard housing hot water tank housing Megaflo.

Outside

Rear Garden

Laid to lawn, rear access, paved patio, timber shed.

Front Garden

Friar Road is brick paved with communal lawns beyond, providing one allocated parking space to front.



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welcome to

Friar Road, Enfield

- Spacious Lounge
- Four Double Bedrooms
- En-Suite To Master Bedroom
- Adjacent Wren and One Degree Academy Schools
- Allocated Parking Space

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

Offers In Excess Of
£600,000



Please note the
marker reflects
the postcode
not the actual
property

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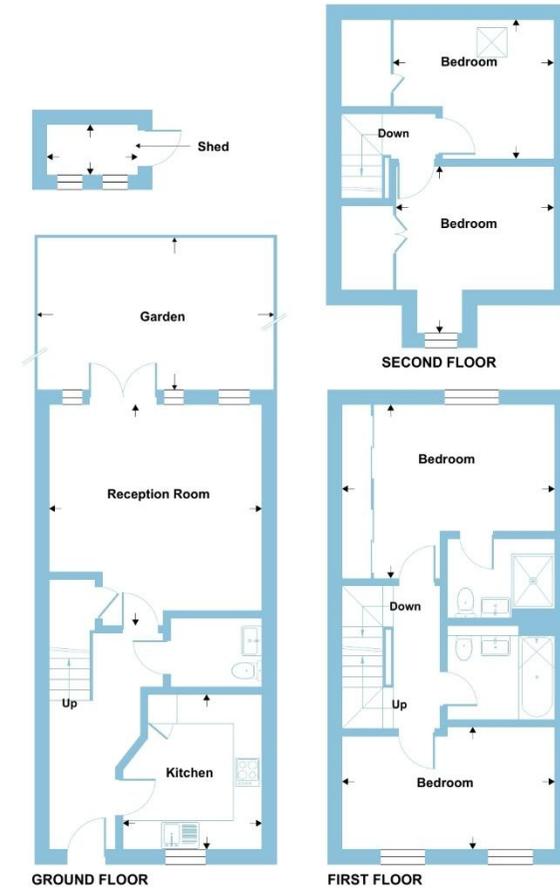
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Approximate Area = 1153 sq ft / 107.1 sq m
Outbuilding = 21 sq ft / 1.9 sq m
Total = 1174 sq ft / 109 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richwcom 2025. Produced for Barnard Marcus. REF: 1409981



020 8363 3394



info@barnfields.com



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



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