



**Chiltern Dene, Enfield, EN2 7HH**



**welcome to**  
**Chiltern Dene, Enfield**

Barnfields are delighted to offer for sale this delightful three bedroom semi-detached family house, situated in this quiet residential cul-de-sac, just minutes from Merryhills, Grange Park and Highlands Schools and within close proximity of Sainsbury's Supermarket, local shops and greenbelt countryside and within easy access of Enfield Town with its multiple shopping facilities, Grange Park Rail Station (Moorgate Line) and Oakwood Underground Station (Piccadilly Line).



### **Pedestrian Pathway**

Leads from the main roadway of Chiltern Dene to the property.

### **Front Door**

Opens To:-

### **Hallway**

Understairs storage cupboard, radiator, vinyl flooring.

### **Lounge**

13' 11" x 12' 1" ( 4.24m x 3.68m )

Double glazed windows to front, radiator, vinyl flooring, archway to:-

### **Dining Room**

10' 1" x 8' 8" ( 3.07m x 2.64m )

Double glazed doors to rear, radiator, vinyl flooring, serving hatch from kitchen.

### **Kitchen**

10' 4" x 8' 8" ( 3.15m x 2.64m )

Range of fitted wall and base units with toning worktops, sink and drainer, space for oven, space for fridge/freezer, tiled splashbacks, double glazed windows to rear, vinyl flooring, doorway to:-

### **Lobby**

With door to garden and door to:-

### **Downstairs Wc**

Hand basin, space and drainage for a WC (currently disconnected)

### **First Floor**

### **Landing**

Double glazed window to side, loft hatch opening to loft storage space.

### **Bedroom One**

13' 5" x 10' 3" ( 4.09m x 3.12m )

Double glazed windows to front, range of fitted wardrobes, radiator.

### **Bedroom Two**

16' 6" x 8' 8" ( 5.03m x 2.64m )

Double glazed windows to rear, radiator, fitted carpet, built-in wardrobe.

### **Bedroom Three**

9' 3" x 8' 8" ( 2.82m x 2.64m )

Double glazed window to front, radiator, fitted carpet.

### **Bathroom**

Panelled bath, hand basin with cupboards beneath, low level WC, double glazed window to rear, part tiled walls, radiator.

### **Outside**

### **Rear Garden**

A wide rear garden mostly laid to lawn with side access, door to covered side storage area.

### **Front Garden**

A pretty front garden with pathway and picket fence.

### **Agent's Note**

Please note this property has a steel frame structure and anyone looking to buy with a mortgage would need to check with the lender that this is acceptable to them. Our mortgage advisors will be happy to help you choose the correct lender, please enquire at point of viewing.



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welcome to

## Chiltern Dene, Enfield

- Three Bedrooms
- Semi-Detached
- Wide Rear Garden
- Close To Schools And Transport
- First Floor Bathroom

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

offers in excess of

**£475,000**



Please note the  
marker reflects  
the postcode  
not the actual  
property

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Property Ref:  
ENF105593 - 0003

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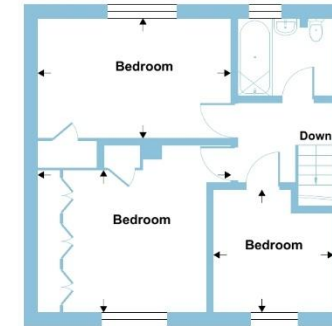
## Chiltern Dene, Enfield, EN2

Approximate Area = 946 sq ft / 87.8 sq m

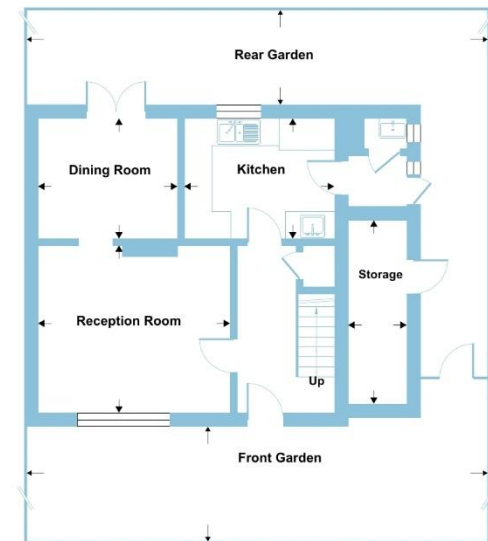
Outbuilding = 56 sq ft / 5.2 sq m

Total = 1002 sq ft / 93 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

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: 1400638



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