



12 THE COPPICE ENFIELD EN2 7BY



DESCRIPTION

First time on market in 30 years, a rare opportunity to acquire a prime property.

This well-proportioned four bedroom detached family residence extends to over 2000 sq.ft. approx and is approached via a private 80 ft driveway through mature front gardens, providing off-street parking for up to four vehicles in addition to an integral garage.

The ground floor has been thoughtfully extended to create an exceptional open-plan living and dining area featuring full-width glazing overlooking the private south-facing rear garden. A modernised kitchen, ground floor cloakroom, and shower room serve the snug/study, which could also function as a fifth bedroom or guest suite. The property further benefits from internal access to the integral garage and side access to both elevations.

The generous first floor comprises four well-sized bedrooms and a family bathroom, together with access to an ornamental front-facing balcony.

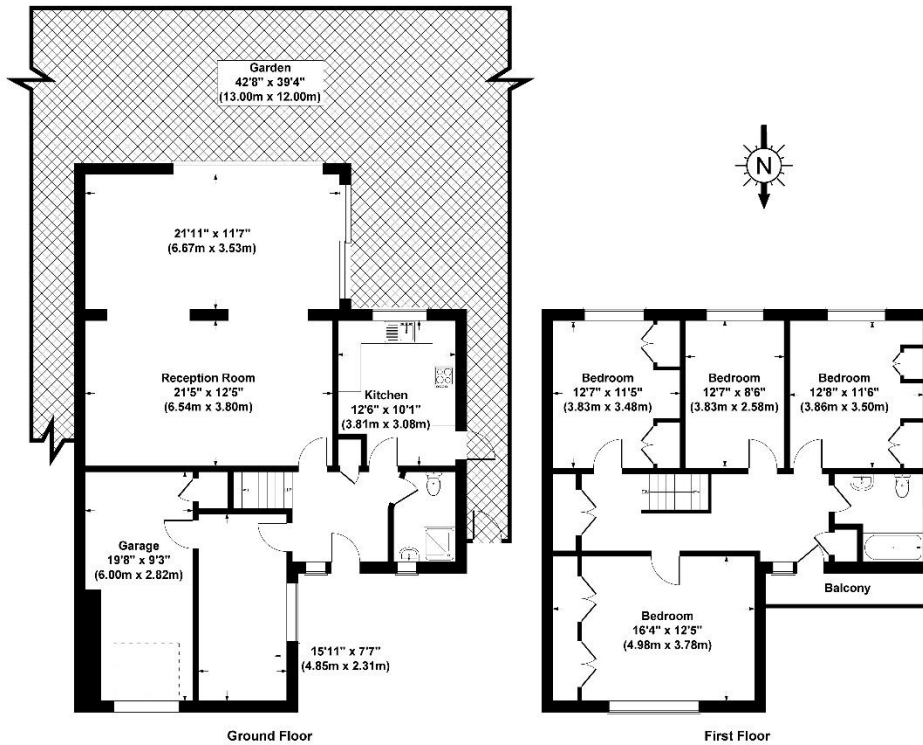
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The rear garden enjoys a sunny southerly aspect, while the elevated topography provides attractive open views.



The Coppice, EN2 7BY
 Gross Internal Area 2013 sq ft / 187 sq metres
 Not to Scale. Produced by The Plan Portal 2026
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LOCATION

The Coppice is situated within one of the most exclusive and sought-after enclaves of Enfield Town, positioned between the prestigious Enfield Golf Club and Windmill Hill. Enfield Chase Railway Station is approximately 800 metres away, providing fast Great Northern services connecting Stevenage and Hertford directly to Moorgate in Central London. Enfield Town Shopping Centre is just a 15-minute walk and offers an excellent selection of restaurants, bars, health clubs, and major retail stores.



KEY FEATURES

- Exceptional 500 sq. ft open-plan living/dining room with full-width glazing overlooking the rear garden
- Modernised kitchen
- Two bathrooms
- Four/five bedrooms
- Snug/study/Bedroom 5
- Large private driveway and generous frontage
- Integral garage
- South-facing rear garden
- Highly sought-after residential location

EPC

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

COUNCIL TAX

Band G

Additional Information

The property is sold as seen, and all purchasers must rely upon their own surveys and inspections. Purchasers will be required to pay 0.5% + VAT towards the seller's professional sales costs. All offers must be submitted in writing together with proof of funding and AML (Anti-Money Laundering) documentation.

FREEHOLD £990,000 subject to contract