



**Sandringham Close, Enfield, EN1 3JJ**



**welcome to**

**Sandringham Close, Enfield**

Barnfields are delighted to offer for sale this spacious extended end of terrace family house in a sought after cul-de-sac location close to Enfield Town Shopping Centre, Enfield Town Station and good local primary and secondary schools.

The property is in good condition throughout and must be viewed to be fully appreciated!



### **Landing**

Loft hatch opening to fully boarded loft storage space with potential to convert (subject to Planning and Building Regulation Consent).

### **Composite Front Door**

Opens to Lobby with stairs to FIRST FLOOR

### **Lounge**

14' 6" x 12' 4" ( 4.42m x 3.76m )

Amtico herringbone flooring, double glazed bay window to front, radiator, fireplace with marble surround and hearth, dado rail, doorway to:-

### **Kitchen / Breakfast Room**

16' 6" x 14' 10" ( 5.03m x 4.52m )

Comprehensively fitted with matching wall and base units and toning worktops, sink and drainer, gas hob with extractor above and oven below, integrated washing machine, fridge/freezer and dishwasher, tiled splashbacks, Amtico herringbone flooring, double glazed windows to rear, spotlights, double glazed door to garden, door to:-

### **Bathroom**

Panelled bath with shower over and glass screen, low level WC, hand basin, double glazed window to side, part tiled walls, tiled floor, radiator.

### **First Floor**

#### **Bedroom One**

15' 5" x 12' 9" ( 4.70m x 3.89m )

Fitted carpet, double glazed windows to front, radiator, range of fitted wardrobes, built in cupboard housing the boiler, space for potential en-suite.

#### **Bedroom Two**

10' 4" x 8' 7" ( 3.15m x 2.62m )

Double glazed window to rear, radiator.

#### **Bedroom Three**

7' 6" x 6' 5" ( 2.29m x 1.96m )

Double glazed window to rear, radiator.

### **Outside**

#### **Garden**

A stunning rear garden with large stone patio to front with pathway leading to rear patio, garden shed, central lawn, side access gate leading to front.

#### **Off-Street Parking**

To front currently for one car but potential to make larger, Electric Vehicle charging point.



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## Sandringham Close, Enfield

- Three Bedrooms
- End Of Terrace
- Extended Kitchen / Breakfast Room
- Ground Floor Bathroom
- Off-Street Parking

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

offers in excess of

**£525,000**



Please note the marker reflects the postcode not the actual property

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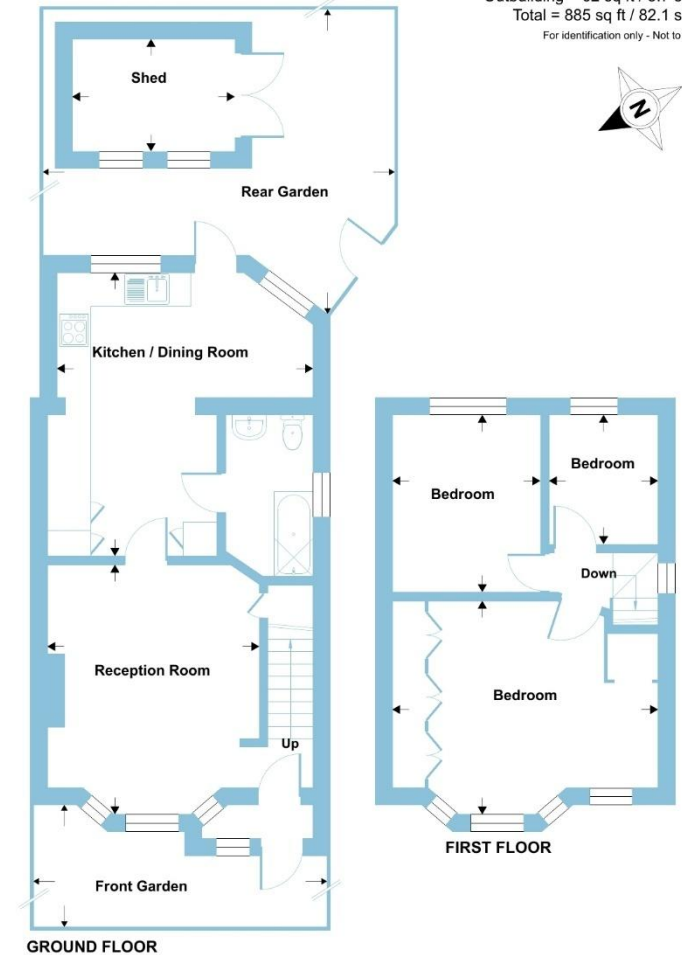
Property Ref:  
ENF105555 - 0002

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## Sandringham Close, Enfield, EN1

Approximate Area = 823 sq ft / 76.4 sq m  
Outbuilding = 62 sq ft / 5.7 sq m  
Total = 885 sq ft / 82.1 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). © nctechcom 2025. Produced for Barnard Marcus. REF: 1392980

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**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



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



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