



**Calshot Way, Enfield, EN2 7BQ**

**welcome to**  
**Calshot Way, Enfield**

Barnfields are delighted to offer this spacious three/four bedroom townhouse in a most convenient, quiet cul-de-sac location just a short walking distance from Enfield Chase Rail Station (Moorgate Line), local shops on Windmill Hill and Enfield Town multiple shopping centre. Good schools, greenbelt countryside and Enfield Golf Course are also close by. The versatile accommodation also benefits from off-street parking and a garage.



### Hallway

Tiled flooring, understairs cupboard, double glazed window to front.

### Shower Room

Step in shower unit, WC, hand basin, vinyl floor, double glazed window to front.

### Reception Room / Bedroom Four

14' x 8' 1" ( 4.27m x 2.46m )

A versatile room with fitted carpet, double glazed doors to garden, doorway to:-

### Utility Room

8' 11" x 7' 11" ( 2.72m x 2.41m )

With wall and base units, worktop, sink and drainer, plumbing for a washing machine and space for a tumble dryer, fitted carpet, radiator, double glazed windows to rear.

### First Floor

#### Landing

Fitted carpet.

#### Lounge

16' 11" x 13' 9" ( 5.16m x 4.19m )

Fitted carpet, double glazed bay window to front, radiator, dado rail, large understairs storage cupboard.

#### Kitchen

10' 11" x 7' ( 3.33m x 2.13m )

Range of fitted wall and base units, toning worktops and upstands, sink and drainer, space for freestanding cooker with extractor above, space for a fridge, freezer and a dishwasher, tiled splashbacks, double glazed windows to rear, cupboard housing the boiler.

#### Dining Room

13' 11" x 9' 9" ( 4.24m x 2.97m )

Fitted carpet, double glazed windows to rear, dado rail, radiator.

### Second Floor

#### Landing

Fitted carpet, loft hatch opening to loft storage space.

#### Bedroom One

17' 3" x 11' ( 5.26m x 3.35m )

Fitted carpet, double glazed window to rear, radiator, door to:-

#### En-Suite

Step-in corner shower unit, WC, hand basin with cupboards beneath, radiator, double glazed windows to rear, fully tiled walls, vinyl floor.

#### Bedroom Two

13' 11" x 10' 4" ( 4.24m x 3.15m )

Fitted carpet, double glazed windows to front, radiator.

#### Bedroom Three

10' 11" x 6' 6" ( 3.33m x 1.98m )

Fitted carpet, double glazed windows to front, radiator.

#### Bathroom

Panelled bath with shower attachment, WC, pedestal wash hand basin, part tiled walls, vinyl flooring, radiator.

#### Outside

#### Garden

A pretty and secluded low maintenance fully paved garden with attractive pebbled borders.

#### Garage

Accessed via the front driveway with double doors.

#### Off-Street Parking

Brick paved off-street parking for two cars.



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# welcome to Calshot Way, Enfield

- 3 / 4 Bedrooms
- Bright And Spacious First Floor Lounge
- Kitchen and Dining Room
- En-Suite To Master Bedroom
- Family Bathroom Plus Ground Floor Shower Room

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

offers in excess of  
**£600,000**



Please note  
the marker  
reflects the  
postcode not  
the actual  
property

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## Calshot Way, Enfield, EN2

Approximate Area = 1419 sq ft / 131.8 sq m  
Garage = 140 sq ft / 13 sq m  
Total = 1559 sq ft / 144.8 sq m  
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2026. Produced for Barnard Marcus. REF: 1450936



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