

Burlington Road, Enfield, EN2 0LJ

barnfields

welcome to

Burlington Road, Enfield

Beautifully appointed four bedroom extended Victorian character house, situated in this popular residential location just minutes from local shops, schools including The Wren and One Degree Academy, Hillyfields Country Park, Gordon Hill Rail Station (Moorgate Line) and within easy access of Enfield Town with its multiple shopping facilities, the M25 and greenbelt countryside.

The beautifully presented property has been extended and modernised to a high standard by the current vendors and offers many pleasing features and should be viewed to be fully appreciated.







Entrance Hall
Herringbone wood effect floor, radiator, stairs to first floor.

Front Reception Room
12' 6" x 12' into bay (3.81m x 3.66m into bay)
Herringbone wood effect floor, radiator.

Rear Reception Room
10' 3" x 9' 11" (3.12m x 3.02m)
Herringbone wood effect floor, column radiator, door to ground floor WC, open planned to Kitchen/Dining/Breakfast Room.

Kitchen / Dining / Breakfast Room
16' 10" x 15' 1" to extremes (5.13m x 4.60m to extremes)
Beautifully and comprehensively fitted in a range of light blue base and wall cupboards with matching island, single bowl stainless steel sink inset to composite worksurface and drainer, mixer tap over, integrated fridge-freezer, inset gas hob with fume extractor fan over, integrated double oven and grill, column radiator, herringbone wood effect floor, skylights to ceiling, sunken spotlights to ceiling, bi-folding patio doors to garden.

Cloakroom / WC
Wood effect floor, vanity basin with cupboard under, WC, extractor fan.

First Floor

Landing

Bedroom One
15' 7" x 10' 1" (4.75m x 3.07m)
Wood effect floor, double radiator, range of built-in wardrobe cupboards.

Bedroom Two
10' 7" x 10' 4" (3.23m x 3.15m)
Wood effect floor, double radiator.

Bedroom Three
9' 5" x 5' 11" (2.87m x 1.80m)
Currently used as an office, wood effect floor, radiator.

Bathroom
Beautifully presented in a modern white suite, comprising low flush WC, vanity basin with mixer tap over, cupboard under, panelled bath with shower attachment, glass shower screen, extractor fan, tiled floor.

Second Floor

Dual Aspect Master Bedroom
15' 8" max x 12' 6" max (4.78m max x 3.81m max)
Wood effect floor, double built-in wardrobe cupboard, radiator, eaves storage cupboards, door to en-suite shower room.

En-Suite Shower Room
Vanity basin with mixer tap, corner shower cubicle, WC, ceramic tiled floor, heated towel rail, extractor fan, Velux.

Outside

Rear Garden
Artificial lawn, south facing.

















welcome to

Burlington Road, Enfield

- 16' Kitchen / Breakfast / Dining Room
- Close To Good And Excellent Schools
- Four Bedrooms
- En-Suite To Master Bedroom
- Downstairs Cloakroom / WC

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

offers over

£600,000



Please note the marker reflects the postcode not the actual property



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: 1538363

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The Property Ombudsman

Property Ref:
ENF106266 - 0003

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