



**Forty Hill, Enfield, EN2 9EG**

**welcome to**  
**Forty Hill, Enfield**

Stunning two bedroom cottage in the heart of the Forty Hill Conservation area. Just a few minutes walk from the formidable Forty Hall House and grounds, through lounge, first floor bathroom, cellar, modern fitted kitchen, split level landscaped rear garden.

Must be viewed to be fully appreciated!



### **Original Leaded Front Door**

Opens to lobby with space for coats and shoes.

### **Through Lounge**

25' 2" x 12' 10" ( 7.67m x 3.91m )  
Attractive dark wood flooring, sash window to front, cast iron fireplace with wooden surround and slate hearth, radiator, spotlights.

### **Kitchen**

7' x 5' ( 2.13m x 1.52m )  
With a range of light grey fitted wall and base units with toning worktops and matching splashbacks, sink and drainer, electric hob with extractor above and oven below, built-in slimline dishwasher, attractive dark wood flooring, double glazed windows to rear.

### **Utility Room**

7' 4" x 4' 10" ( 2.24m x 1.47m )  
With matching base units, worktops and splashback, built-in washing machine, fridge and freezer, laminate flooring, radiator, Velux window, double glazed windows and door opening to the garden.

### **Basement Room / Cellar**

12' 8" x 12' 1" ( 3.86m x 3.68m )  
From the rear of the lounge a staircase leads down to this fantastic space with laminate flooring.

## **First Floor**

### **Landing**

Fitted carpet, loft hatch opening to loft storage space.

### **Bedroom One**

12' 8" x 12' 2" ( 3.86m x 3.71m )  
Fitted carpet, sash window to front, radiator, built-in wardrobe, spotlights.

### **Bedroom Two**

12' 6" x 8' 9" ( 3.81m x 2.67m )  
Fitted carpet, window to rear, radiator, large built-in wardrobe with sliding doors.

### **Bathroom**

Panelled bath with shower above and glass screen, WC, hand basin with drawers beneath, double glazed window to rear, fully tiled walls and floor, chrome heated towel rail, spotlights.

## **Outside**

### **Rear Garden**

Recently landscaped by the current owner with paved patio area to front, attractive yellow brick retaining wall with steps up to upper level with glass balustrade, decked dining area, central lawn and storage shed.



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welcome to

## Forty Hill, Enfield

- Two Bedrooms
- Conservation Area
- First Floor Bathroom
- Modern Fitted Kitchen and Utility Room
- Close To Forty Hall House And Grounds

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

**£525,000**



Please note the marker reflects the postcode not the actual property

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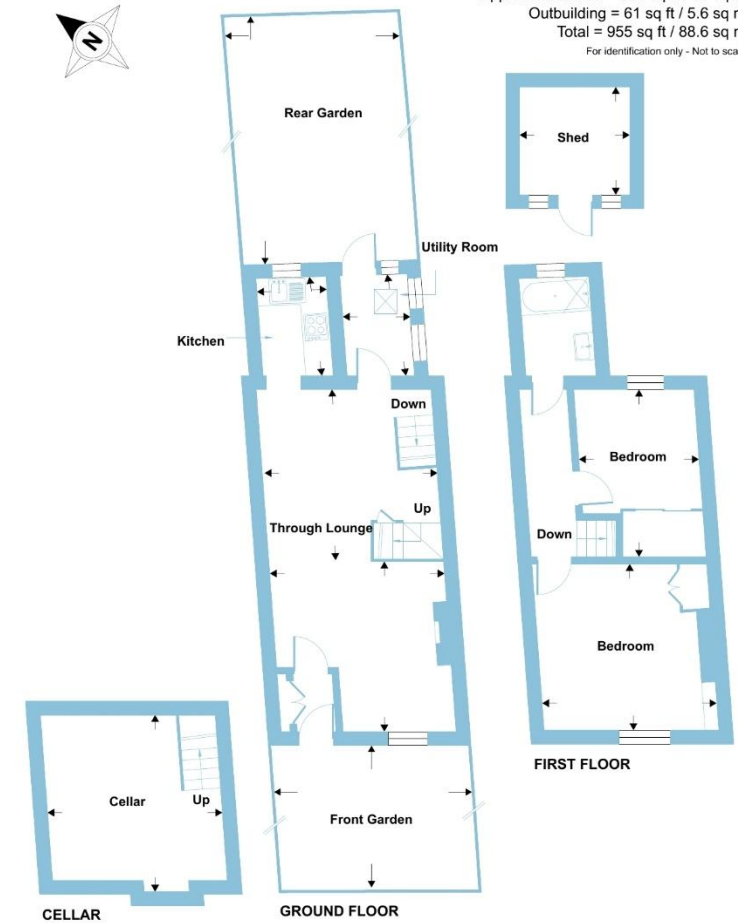
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## Forty Hill, Enfield, EN2

Approximate Area = 894 sq ft / 83 sq m  
Outbuilding = 61 sq ft / 5.6 sq m  
Total = 955 sq ft / 88.6 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). © nrichcom 2026. Produced for Barnard Marcus. REF: 1452879

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