

Phipps Hatch Lane, Enfield, EN2 0HL

barnfields

welcome to

Phipps Hatch Lane, Enfield

Substantial and extended semi-detached four bedroom 1930's built family house in a superb location, overlooking the picturesque Hilly Fields Country Park and within walking distance of Gordon Hill Rail Station (Moorgate Line), local shops, pubs and restaurants and with close proximity of the Wren & One Degree Academy Schools.

The spacious accommodation retains some original character and charm and has many pleasing features.















Entrance Hall
Via original leaded glass double front door, fitted carpet, radiator, dado rail, coving to ceiling, understairs storage cupboard.

Lounge
13' 10" into bay x 12' 7" max (4.22m into bay x 3.84m max)
Stripped floor, open fireplace with stone mantel, radiator, views over Hilly Fields to front.

Dining Room
14' 7" into bay x 11' 7" max (4.45m into bay x 3.53m max)
Engineered wood flooring, two radiators, picture rail, French doors to rear garden.

Morning Room
11' 5" x 11' 2" (3.48m x 3.40m)
Wood effect floor, double radiator, coving and spotlights to ceiling.

Kitchen / Breakfast Room
19' 2" x 11' 1" (5.84m x 3.38m)
Comprehensively fitted comprising base units with worktops, inset one and half bowl stainless steel sink unit, matching wall cabinets, wall cabinet housing gas central heating boiler (Vaillant combi), plumbing for dishwasher, vinyl floor, spotlights to ceiling, single and double radiators.

Utility Area
Tile effect floor, plumbing for washing machine, door to garage, cloakroom and garden.

Cloakroom
Low flush WC, bracket basin, radiator, vinyl floor, extractor fan, spotlights to ceiling.

First Floor

Landing
Fitted carpet, window to side, stairs to second floor.

Bedroom One
14' 6" into bay x 11' 7" max (4.42m into bay x 3.53m max)
Fitted carpet, range of built-in wardrobe cupboards, radiator, coving to ceiling, views over Hilly Fields to front.

Bedroom Two
14' 4" x 11' 7" max (4.37m x 3.53m max)
Fitted carpet, radiator, range of built-in wardrobe cupboards, coving to ceiling.

Bedroom Three
8' 2" x 7' (2.49m x 2.13m)
Fitted carpet, radiator, picture rail, original leaded fan light window to bay, views over Hilly Fields to front.

Dual Aspect Bathroom / WC
Modern white suite comprising, low flush WC with concealed cistern, vanity basin with mixer tap, cupboard under, panelled bath with mixer tap and shower attachment, glass shower screen, marble tiled floor, part tiled walls, heated towel rail, extractor fan, spotlights to ceiling.

Second Floor

Landing
Fitted carpet.

Master Bedroom
18' 2" max x 10' 9" max (5.54m max x 3.28m max)
Fitted carpet, radiator, eaves cupboards, southerly views to rear over rooftops with city skyline.

Shower Room / WC
Walk-in shower area with glass partition, circular bowl sink unit with cupboard under, low flush WC, ceramic tiled floor with underfloor heating, part fully tiled walls, heated towel rail, southerly views to rear over rooftops with city skyline.

Outside

Front Garden
Part paved for off-street parking, lawn, brick retaining wall, view over Hilly Fields.

Rear Garden
South facing, laid to lawn, brick paved patio, flower and shrub borders, timber shed, side pedestrian access.

Garage
16' 6" x 7' 6" (5.03m x 2.29m)
Attached garage with power and lighting, automatic up and over door, space for tumble dryer and freezer.










DARK
LIGHT



welcome to

Phipps Hatch Lane, Enfield

- Views Over Hilly Fields Park
- South Facing Rear Garden
- Close Proximity To Excellent Schools
- Garage Own Drive
- Three Spacious Reception Rooms

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

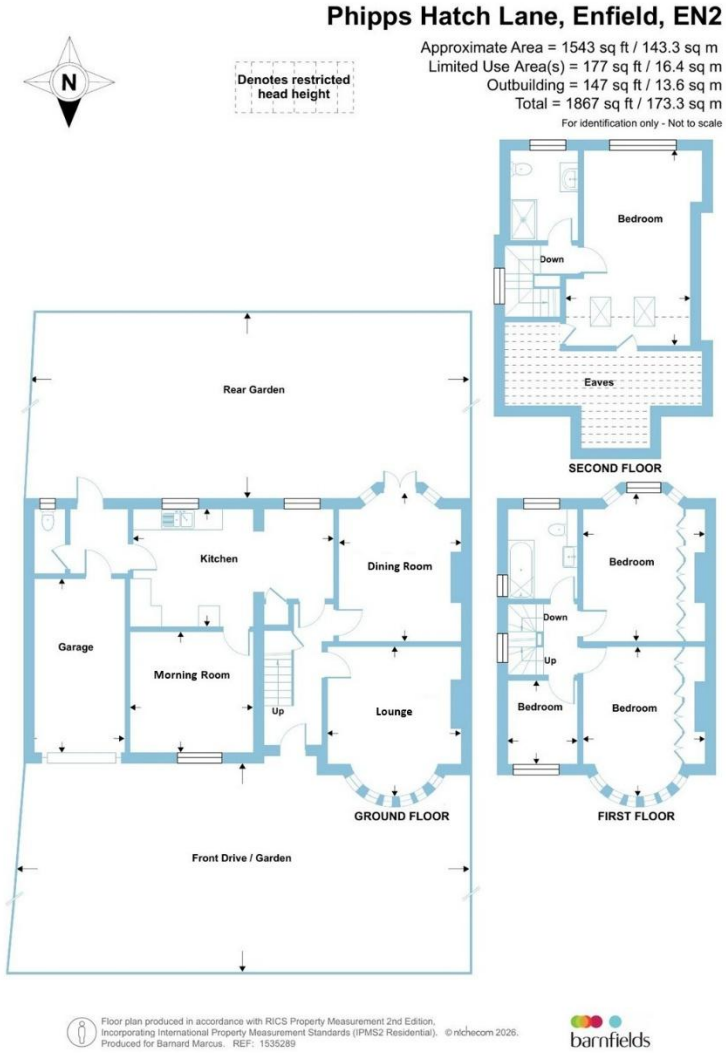
£875,000



Please note the marker reflects the postcode not the actual property



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The Property Ombudsman

Property Ref:
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