



The Coppice, Enfield, EN2 7BY

welcome to
The Coppice, Enfield

Built just six years ago to an exacting standard, Barnfields are delighted to offer for sale this substantial four bedroom detached house in a most sought after turning close to Enfield Golf Course, Enfield Chase Station and also within catchment area for good local schools.

The property enjoys over 2600 sq ft of versatile living space, is offered on a chain free basis and must be viewed to be fully appreciated!



Steps Lead Up To

Front door.

Hallway

Tiled floor with underfloor heating, spotlights, understairs storage cupboard.

Front Reception Room

15' x 13' 7" (4.57m x 4.14m)

Double glazed windows to front and side, fitted carpet, spotlights.

Study / Lounge

15' x 9' 8" (4.57m x 2.95m)

Tiled floor, double glazed window to side, built-in cupboard, spotlights.

Utility Room

6' 10" x 5' 8" (2.08m x 1.73m)

Range of fitted wall and base units with inset sink and drainer and quartz worktops, plumbing for washing machine and tumble dryer, cupboard housing boiler, tiled floor, double glazed window to side.

Kitchen / Living Room

Irregular Shaped Room 27' 8" x 22' 10" (8.43m x 6.96m)

An expansive L Shaped room:

Kitchen Area - Range of fitted wall and base units with Quartz worktops and matching splashback, undermount sink, two built-in ovens, matching island with induction hob and extractor above, wine cooler and breakfast bar, bi-fold doors opening to the garden, tiled floor with underfloor heating continuing to:-

Living Area - Second set of bi-fold doors also opening to the garden, double glazed window to side, underfloor heating, spotlights.

Downstairs WC

Low level WC with concealed cistern, hand basin with drawers beneath, double glazed window to front, tiled floor, spotlights.

First Floor

Landing

Fitted carpet, two double glazed windows to side, large built-in storage cupboard housing hot water cylinder, loft hatch opening to loft storage space.

Bedroom One

25' x 12' 5" (7.62m x 3.78m)

Fitted carpet, radiator, double glazed windows to rear, doorway to dressing area with run of fitted wardrobes, door to:-

En-Suite

Large fully tiled step-in shower unit, WC with concealed cistern, wall mounted hand basin, fully tiled walls and floor, double glazed window to side, chrome heated towel rail, spotlights.

Bedroom Two

18' 4" x 14' 5" (5.59m x 4.39m)

Fitted carpet, radiator, built-in wardrobes, double glazed window to rear.

En-Suite

Large fully tiled step-in shower unit, WC with concealed cistern, wall mounted hand basin with drawer beneath, fully tiled walls and floor, spotlights.

Bedroom Three

15' 3" x 13' 4" (4.65m x 4.06m)

Fitted carpet, radiator, double glazed windows to front, two lots of fitted wardrobes.

Bedroom Four

14' 6" x 10' 11" (4.42m x 3.33m)

Fitted carpet, radiator, double glazed window to front.

Family Bathroom

Panelled bath with shower attachment, step-in shower unit, hand basin with drawers beneath, WC with concealed cistern, chrome heated towel rail, double glazed window to side, fully tiled walls and floor, spotlights.

Outside

Rear Garden

A substantial area with patio area to front, large side garden to the right and garden gate to left hand side, central stairs lead up to raised lawned area with glass balustrade.

Garage

24' 2" x 14' 9" (7.37m x 4.50m)

Accessed via the driveway with an electric garage door, a spacious garage with power and light.



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welcome to

The Coppice, Enfield

- Four Bedrooms And Three Bathrooms
- Two Reception Rooms
- 27ft L Shaped Kitchen / Living Room To Rear
- Utility Room
- Ground Floor WC

Tenure: Freehold EPC Rating: B
Council Tax Band: G

£1,250,000



Please note the marker reflects the postcode not the actual property



The Coppice, Enfield, EN2

Approximate Area = 2632 sq ft / 244.5 sq m
For identification only - Not to scale



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Property Ref:
ENF105473 - 0003

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