



Wellington Road, Enfield, EN1 2PF

welcome to
Wellington Road, Enfield

Barnfields introduce this truly outstanding detached four bedroom (all doubles) house in one of Enfield's most desirable and elegant tree lined turnings within the Bush Hill Park Conservation Area, backing onto private tennis courts within level walking distance of Bush Hill Park Rail Station (Liverpool Street Line) and Enfield Town multiple shopping centre. Good schools are also close at hand.

The spacious accommodation has been remodelled and refitted to an exceptional standard by the present owners and has many pleasing features.



Front Door

Original handsome front door with beautiful stained glass windows.

Spacious Entrance Hall

Wood flooring, radiator.

Cloakroom / WC

Low flush WC, bracket wash hand basin, wood flooring.

Study / Playroom

15' 1" x 13' 2" (4.60m x 4.01m)

Wood flooring, double glazed French windows to garden.

Lounge

18' x 17' (5.49m x 5.18m)

Wood flooring, attractive fireplace with inset cast iron wood burner, open planned to kitchen / dining room / sitting room.

Kitchen/ Dining / Sitting Room

25' x 21' 9" (7.62m x 6.63m)

An absolutely stunning room.

The kitchen area is beautifully fitted in bespoke Broadway units with large island unit with engineered quartz worktop incorporating breakfast bar, integrated remote fume extractor adjacent to large ceramic hob with inset sink unit, two wine fridges, two built-in ovens, one with micro combi, integrated dishwasher, separate run of base units with matching engineered quartz worktops, matching wall cabinets and storage cupboards, second cast iron wood burner (matching the one in lounge), a special feature are large oak beams with glazed roof and bi-folding doors into and with views over garden.

Utility Room

10' 5" x 5' 1" (3.17m x 1.55m)

Base units with inset stainless steel sink unit, matching wall cabinets, porcelain tiled floor, plumbing for washing machine and room for tumble dryer.

First Floor

Approached via handsome turning staircase.

Landing

Beautiful split level galleried style landing.

Bedroom One

15' x 14' (4.57m x 4.27m)

Attractive bleached wood flooring, views over private tennis court.

En-Suite Bathroom / WC

Large walk-in shower cubicle/area, two wash hand basins with marble worktop/surround, matching porcelain tiled floor and walls, heated towel rail.

Bedroom Two

17' x 15' (5.18m x 4.57m)

Attractive bleached wood flooring.

Bedroom Three

16' x 12' 3" (4.88m x 3.73m)

Attractive bleached wood flooring.

Bedroom Four

15' 6" x 9' 10" (4.72m x 3.00m)

Attractive bleached wood flooring, built-in storage cupboard, views over private tennis court.

Large Bathroom / Shower Room

Panelled bath with mixer taps and shower attachment, separate walk-in shower cubicle/area, bracket wash hand basin, low flush WC (white suite), porcelain tiled floor and walls (marble effect).

Outside

Integral Garage

18' 5" x 11' (5.61m x 3.35m)

Remote control up and over door, power and lighting, built-in walk-in boiler room/cupboard with wall mounted gas central heating boiler and megaflo hot water system.

Front Garden

Provides off-street parking for several cars and is approached via remote controlled security gate.

Rear Garden

Approximately 75' of beautifully landscaped rear garden. Superb characterful detached summerhouse, patio with lighting, laid to lawn with raised flower borders, modern water feature, gravel pathway, side pedestrian access.



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welcome to

Wellington Road, Enfield

- Magnificent Kitchen / Dining / Sitting Room
- Four Very Spacious Bedrooms
- Radiator Free Gas Underfloor Central Heating
- Two Luxury Bathrooms
- Good Sized Integral Garage

Tenure: Freehold EPC Rating: Awaited

£1,500,000



Please note the marker reflects the postcode not the actual property

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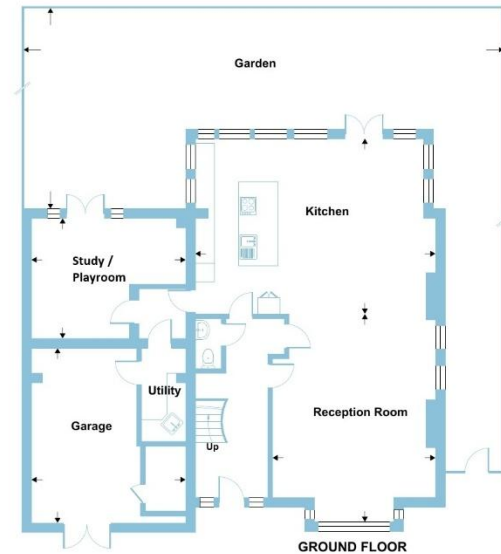
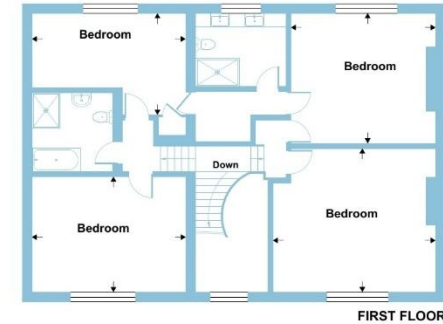
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Approximate Area = 2419 sq ft / 224.7 sq m
Garage = 238 sq ft / 22.1 sq m
Total = 2657 sq ft / 246.8 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1388964




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