



**Alberta Road, Enfield, EN1 1JA**

**welcome to**  
**Alberta Road, Enfield**

Beautifully appointed, extended and modernised by the current vendor, a spacious a four bedroom Victorian family house full of charm and character. Situated in a quiet residential cul-de-sac, the property is just minutes from local shops, Bush Hill Park Rail Station (Liverpool Street/Weaver Line) and The Raglan Schools. It is within easy access of Enfield Town with its abundance of shopping facilities, the A10 (and its numerous retail parks) and the M25 Motorway.



### Entrance Hall

Engineered wood floor, column radiator, coving to ceiling, decorative ceiling rose, dado rail.

### Lounge

20' 4" max x 11' 8" ( 6.20m max x 3.56m )

Engineered wood floor, two column radiators, coving to ceiling, ceiling rose, understairs storage/meter cupboard, sash double glazed bay window to front aspect, double doors to:-

### Kitchen / Breakfast Room

14' x 11' 10" ( 4.27m x 3.61m )

Comprehensively fitted in a modern range of gloss white base and wall cabinets with a one and half bowl stainless steel sink and drainer inset to worksurface, tiled splashback, integrated electric oven and grill, gas hob with extractor fan over, space for fridge-freezer, plumbing for washing machine, cupboard housing gas central heating boiler, column radiator, ceramic tiled floor, part vaulted ceiling, double doors to garden.

### First Floor

#### Landing

Fitted carpet.

#### Bedroom One

14' 1" x 10' ( 4.29m x 3.05m )

Fitted carpet, column radiator, coving to ceiling, ceiling rose, picture rail, double glazed sash windows.

#### Bedroom Two

11' 10" x 8' 6" ( 3.61m x 2.59m )

Fitted carpet, column radiator, dado rail, coving to ceiling, ceiling rose.

### Family Bathroom

11' 10" x 8' 11" ( 3.61m x 2.72m )

Beautifully appointed in modern white suite, comprising panelled bath with mixer tap and shower attachment, tiled splashback, low flush WC, vanity basin, double shower cubicle, column radiator, vinyl floor, coving to ceiling.

### Second Floor

#### Landing

Fitted carpet, skylight.

#### Front Bedroom

11' 3" to extremes x 10' 6" to wardrobes ( 3.43m to extremes x 3.20m to wardrobes )

Comprises a wood effect vinyl floor, double radiator, eaves storage cupboard, Velux window, sunken spotlights to ceiling, built-in wardrobe cupboards.

#### Rear Bedroom

8' 7" x 9' 4" ( 2.62m x 2.84m )

Wood effect vinyl floor, sunken spotlights to ceiling, double radiator.

#### Shower Room

Comprises a low flush WC, half tiled walls, glass shower cubicle, vanity basin with cupboards under, mixer tap over, ceramic tiled floor, extractor fan, sunken spotlights to ceiling, heated towel rail radiator.

#### Outside

##### Front Garden

Paved with brick wall.

##### Rear Garden

Paved patio, artificial lawn, large timber shed, raised flower and shrub beds.



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welcome to

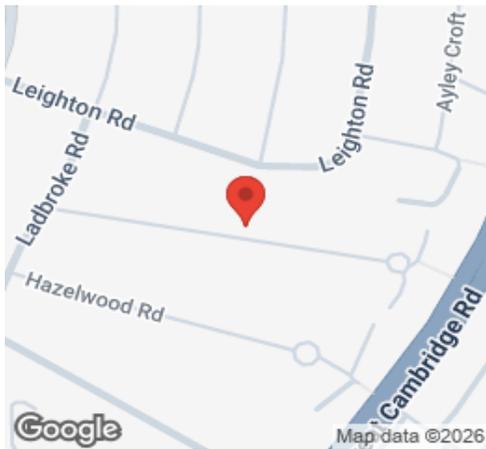
## Alberta Road, Enfield

- Spacious Lounge
- Extended Kitchen / Breakfast Room
- Four Good Sized Bedrooms
- Two Bathrooms
- Catchment To Raglan School

Tenure: Freehold EPC Rating: C

Council Tax Band: D

# £575,000



Please note the marker reflects the postcode not the actual property

## Alberta Road, Enfield, EN1

Approximate Area = 1215 sq ft / 112.8 sq m  
Limited Use Area(s) = 72 sq ft / 6.6 sq m  
Outbuildings = 62 sq ft / 5.7 sq m  
Total = 1349 sq ft / 125.1 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 2026. Produced for Barnard Marcus. REF: 1408325



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