



Parsonage Gardens, Enfield, EN2 6JR



welcome to

Parsonage Gardens, Enfield

Barnfields are delighted to offer for sale this unique individually designed detached four bedroom residence situated in this most desirable cul-de-sac location overlooking and with picturesque views of the old course of the New River and playing fields beyond. Just a short level walking distance to Enfield Town with multiple shopping facilities and rail stations (Moorgate and Liverpool Street Lines), this distinctive house offers spacious living accommodation, a pretty landscaped rear garden plus a garage and precious off-street parking in a very sought after location!



Entrance Hall

Limestone tiled floor, two radiators, under stairs storage cupboard side door to driveway/garage area.

Lounge

22' 9" x 18' 1" (6.93m x 5.51m)

Via double doors from the hallway, with engineered wood flooring, two radiators, triple aspect room with double glazed bay window to the front with views over the river and playing fields, attractive stained glass windows to the side plus French doors opening to the garden, real flame gas fire with stone surround and slate hearth.

Kitchen / Breakfast Room

20' 1" x 9' 9" (6.12m x 2.97m)

With a range of fitted white gloss wall and base units and contrasting granite worktop, drainer, undermount sink, separate boiling hot and cold water tap, glass splashback, integrated double oven and combi microwave, gas hob with concealed extractor fan over, integrated dishwasher, space for fridge/freezer, spotlights, ceramic tiled floor, double glazed windows to rear.

Utility Cloakroom

Stainless steel sink with cupboards beneath and toning worktops, plumbing for washing machine and space for tumble dryer above, low flush WC, radiator, ceramic tiled floor, frosted window to side, part tiled walls.

First Floor

Galleried Landing

Fitted carpet, radiator, access to part boarded loft, attractive leaded glass window to front aspect with views over river.

Bedroom One (front)

18' 1" x 10' 9" (5.51m x 3.28m)

Fitted carpet, radiator, wooden double glazed windows with views over river and playing fields, range of built-in wardrobe cupboards.

Bedroom Two (rear)

14' 10" x 11' 7" (4.52m x 3.53m)

Fitted carpet, wooden double glazed windows to rear, radiator, range of built-in wardrobe cupboards with mirrored sliding doors, door to en-suite.

En-Suite Shower Room

Low flush WC, pedestal hand basin and tiled splashback, step-in shower cubicle with sliding door, heated towel rail, tiled floor.

Bedroom Three (rear)

13' 7" x 9' 9" (4.14m x 2.97m)

Fitted carpet, radiator, built-in cupboard, wooden double glazed windows to rear.

Bedroom Four (side)

8' 9" x 6' (2.67m x 1.83m)

Fitted carpet, wooden double glazed windows to side, radiator.

Bathroom

Beautifully appointed with a modern white suite comprising vanity hand basin with cupboards beneath, low flush WC, panelled bath with shower attachment, heated towel rail, step-in shower unit, fully tiled walls, sunken spotlights to ceiling, extractor fan, frosted window to rear, Amtico tiled floor.

Outside

Rear Garden

Delightful wide landscaped rear garden with mature tree screen to side, an array of shrubs and well established plants and fruit trees, paved patio with water feature and pond, outside tap, gates to both sides of the house, security lighting.

Brick Built Garage

A generous single garage with door to the garden, electric door and lighting.

Off-Street Parking

Concrete with parking for two cars.

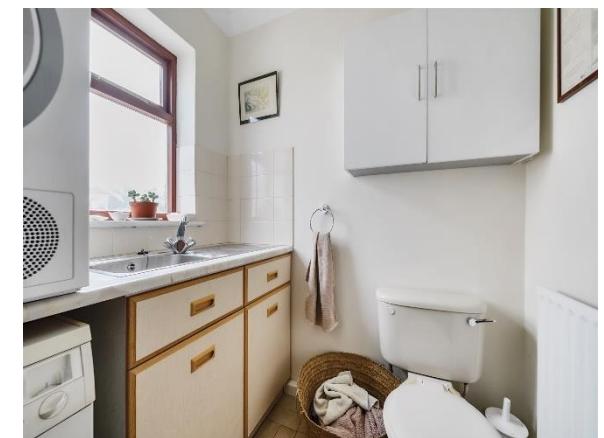
Front Garden

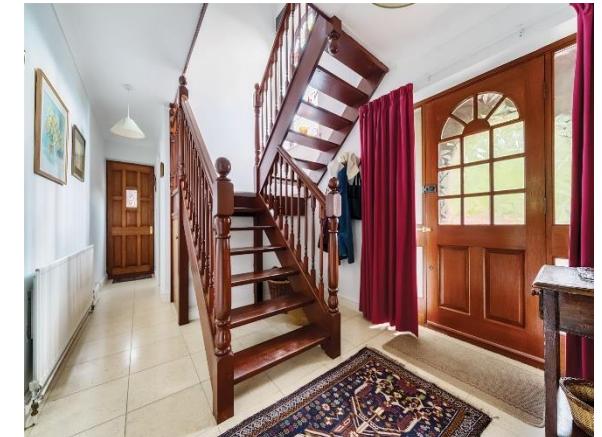
Retaining wall with shrub borders fronting onto the New River.



view this property online barnfields.co.uk/Property/ENF104007









welcome to

Parsonage Gardens, Enfield

- 22ft Lounge
- Kitchen / Breakfast Room
- Four Bedroom
- Two Bathrooms
- Utility Room / WC

Tenure: Freehold EPC Rating: D

Council Tax Band: G

Offers In Excess Of

£875,000



Please note
the marker
reflects the
postcode
not the
actual property

check out more properties at barnfields.co.uk



Property Ref:
ENF104007 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

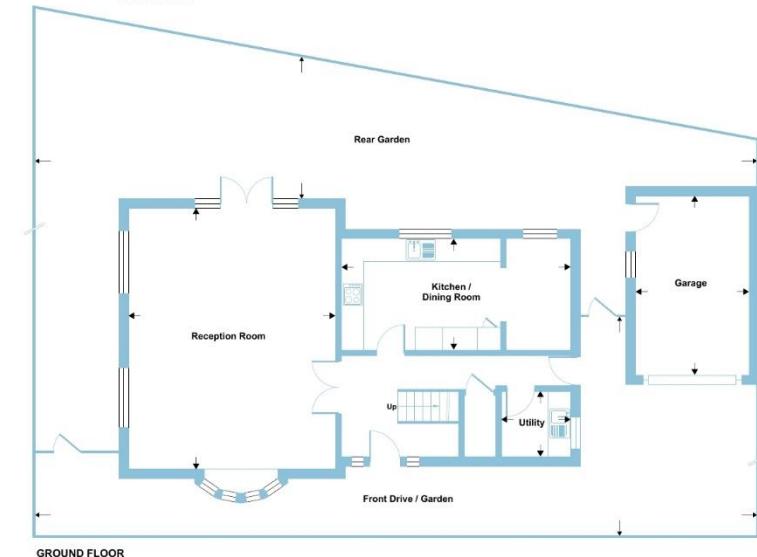
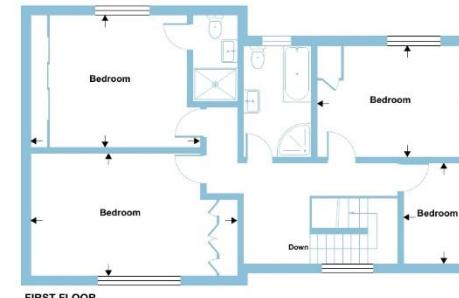
Parsonage Gardens, Enfield, EN2

Approximate Area = 1621 sq ft / 150.5 sq m

Garage = 156 sq ft / 14.4 sq m

Total = 1777 sq ft / 164.9 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). ©richicom 2025. Produced for Bernard Marcus. REF: 1332393



Not for marketing purposes INTERNAL USE ONLY



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



barnfields.co.uk