



Wellington Road, Enfield, EN1 2PF

welcome to
Wellington Road, Enfield

Requiring modernisation, but offering huge potential, we offer this substantial detached period property in one of Enfields most sought after and elegant tree lined turnings, within a conservation area, level walking distance of Enfield Town Shopping centre and Bush Hill Park Rail Station (Moorgate Line) and excellent schools, including Ofsted outstanding Raglan Primary School.

Offered on a chain free basis, the house represents a rare opportunity for a discerning purchaser to own a very special property.



Large Entrance Porch

Quarry tiled floor.

Spacious Entrance Hall

L shaped, fitted carpet, radiator, rear door to garden, understairs storage cupboard.

Cloakroom / WC

Low flush WC, bowl sink unit with cupboard under and worktop, ceramic tiled floor.

Study

7' 2" x 7' 2" (2.18m x 2.18m)
Fitted carpet, radiator.

Lounge / Sitting Room

17' x 15' (5.18m x 4.57m)
Fitted carpet, open fireplace, radiator, bay window with inset casement door.

Dining Room

16' x 14' 5" (4.88m x 4.39m)
Fitted carpet, radiator, sliding double glazed patio doors to garden.

Kitchen / Breakfast Room

14' x 11' 6" (4.27m x 3.51m)
Fitted with base units, inset one and half bowl sink unit, large built-in larder cupboard, wall cabinets, ceramic tiled floor, radiator, wall mounted Vaillant gas central heating boiler.

Utility Cupboard

Plumbing for washing machine, vented for tumble dryer.

Shower Room

With disabled style shower area.

First Floor

Split Level Landing

Fitted carpet.

Bedroom One

15' 9" x 13' 9" (4.80m x 4.19m)
Fitted carpet, radiator.

En-Suite Dressing Room

8' 7" x 4' 3" (2.62m x 1.30m)
Fitted carpet.

Bedroom Two

15' x 14' 2" (4.57m x 4.32m)
Fitted carpet, radiator.

Dual Aspect Bedroom Three

13' 9" x 11' 5" (4.19m x 3.48m)
Fitted carpet, radiator, range of built-in wardrobe cupboards, one housing hot water tank with immersion heater.

Bedroom Four

11' 8" x 8' 2" (3.56m x 2.49m)
Fitted carpet, radiator, double built-in wardrobe cupboard and drawer unit.

Bathroom / WC

Panelled bath, pedestal wash hand basin, low flush WC, fully tiled walls, fitted carpet, radiator.

Second Floor

Bedroom Five / Games Room

18' x 18' (5.49m x 5.49m)
With two large walk-in eaves cupboards (perfect for converting into an en-suite or further bedroom space).

Outside

Front Garden

Mainly brick paved providing carriage driveway with off-street parking for several cars, side pedestrian access to:-

Rear Garden

Approximately 100' of west facing rear garden, patio, laid to lawn, flower and shrub borders, rear patio, shed.

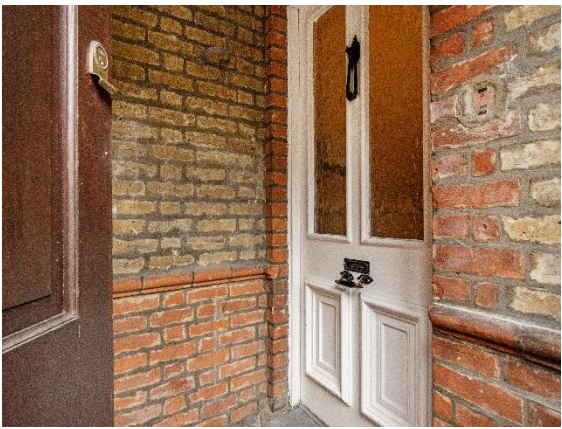


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welcome to

Wellington Road, Enfield

- Elegant Lounge
- Large Dining Room
- No Chain
- 100' West Facing Rear Garden
- Spacious Kitchen / Breakfast Room

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

£1,100,000



Please note
the marker
reflects the
postcode not
the actual
property

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Property Ref:
ENF104186 - 0002

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.

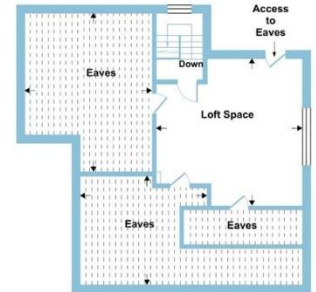
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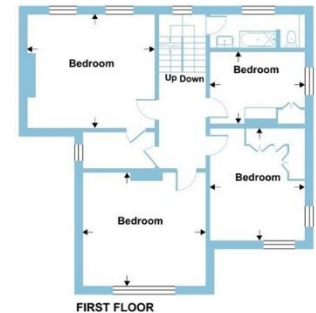
Approximate Area = 2278 sq ft / 211.6 sq m
Limited Use Area(s) = 602 sq ft / 55.9 sq m
Total = 2880 sq ft / 267.5 sq m
For identification only - Not to scale



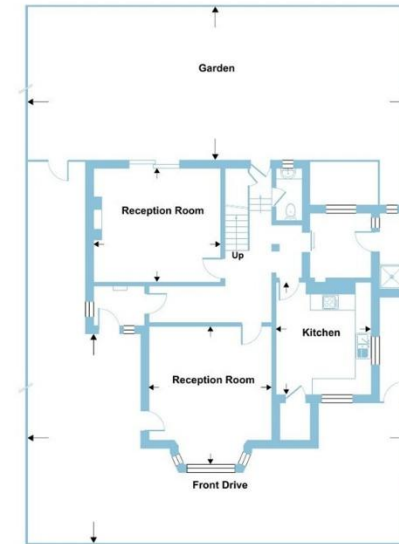
Denotes restricted
head height



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2026. Produced for Barnard Marcus. REF: 1530601



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