



Archer Way, Enfield, EN2 8FW

welcome to
Archer Way, Enfield

Barnfields are pleased to offer this spacious four bedroom linked terrace family house situated just minutes from local shops, Gordon Hill Rail Station (Moorgate Line), the One Degree and Wren Academy schools and within easy access of both Enfield Town with its multiple shopping facilities, the M25 Motorway and greenbelt countryside.

The property was built just 6 years ago and is well presented throughout.



Entrance Hall

Wood effect floor, stairs to first floor, door to kitchen and cloakroom WC.

Lounge

15' 1" x 14' 7" (4.60m x 4.45m)

Wood effect floor, spotlights to ceiling, radiator, understairs storage / utility cupboard, double glazed doors to garden, open to kitchen.

Kitchen

12' 2" x 11' 11" (3.71m x 3.63m)

Fitted in a range of matching base and wall cupboards with inset single bowl sink, integrated double oven and grill, gas hob, with extractor fan over, fridge freezer, and dishwasher, sunken spotlights to ceiling, wood effect floor, open planned to lounge.

Cloakroom WC

Low flush WC, wash hand basin, window to front aspect, ceramic tiled floor.

First Floor Landing

Fitted carpet.

Bedroom One

14' 7" x 10' 10" (4.45m x 3.30m)

Fitted carpet, double radiator, range of built-in wardrobe cupboards.

En-Suite Shower Room

Double shower cubicle with sliding glass door, low flush WC, pedestal basin with tiled splashback, vinyl floor, extractor fan, heated towel rail.

Bedroom Two

14' 7" x 9' 2" (4.45m x 2.79m)

Fitted carpet, double radiator, range of built-in wardrobe cupboards.

En-Suite Shower Room

Double shower cubicle with sliding glass door, low flush WC, pedestal basin with tiled splashback, vinyl floor, extractor fan, heated towel rail.

Second Floor Landing

Fitted carpet, access to loft, very large storage cupboard.

Bedroom Three

14' 7" max x 10' 10" (4.45m max x 3.30m)

Fitted carpet, double radiator, range of built-in wardrobe cupboards.

Bedroom Four

14' 7" max x 9' 2" (4.45m max x 2.79m)

Fitted carpet, double radiator, range of built-in wardrobe cupboards.

Bathroom WC

Panelled bath with glass shower screen, low flush WC, vanity basin with tiled splashback, vinyl floor, extractor fan, heated towel rail, part tiled walls.

Outside

Allocated Parking

Two allocated parking spaces to front come with the property.

South Facing Rear Garden

Lawn, paved patio, timber shed, tap, rear pedestrian access.



view this property online barnfields.co.uk/Property/ENF105514







welcome to

Archer Way, Enfield

- Four Double Bedrooms
- Three Bathrooms
- Close To Wren & One Degree Academy Schools
- Two Allocated Parking Spaces
- South Facing Rear Garden

Tenure: Freehold EPC Rating: A

Council Tax Band: F

£630,000



Please note the marker reflects the postcode not the actual property

check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



Property Ref:
ENF105514 - 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.

Archer Way, Enfield, EN2

Approximate Area = 1371 sq ft / 127.3 sq m

Outbuilding = 43 sq ft / 3.9 sq m

Total = 1414 sq ft / 131.2 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: 1311599



020 8363 3394



info@barnfields.com



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



[barnfields.co.uk](https://www.barnfields.co.uk)