



**Morley Hill, Enfield, EN2 0BG**



**welcome to**  
**Morley Hill, Enfield**

Barnfields are delighted to offer for sale this fantastic 1930's family house in a popular turning close Hilly Fields Country Park, Gordon Hill Rail Station, local shops on Lancaster Road, good schools and access to Enfield Town Shopping Centre.

The property has been extended to create an additional living room, utility and WC and benefits from a large Westerly Facing rear garden. Must be viewed!



### Hallway

Original front door with leaded inserts and matching window, wood flooring, radiator, understairs cupboard,

### Front Lounge

13' 7" x 12' 6" ( 4.14m x 3.81m )

Wood flooring, double glazed square bay window to front, cast iron fireplace with tiled inserts and marble hearth, built-in storage cupboard.

### Kitchen / Dining Room

18' 4" x 11' 9" ( 5.59m x 3.58m )

Kitchen Area - Range of fitted wall and base units with granite worktops and matching upstands, ceramic sink and drainer, gas hob with extractor above, oven below and matching granite splashback, built-in dishwasher and fridge/freezer, double glazed window to side, spotlights, wood flooring, open to:-

Dining Area - Continued wood flooring, cast iron fireplace with tiled inserts and granite hearth, built-in cupboards, spotlights, open to:-

### Rear Lounge / Sitting Room

10' 6" x 9' 5" ( 3.20m x 2.87m )

Continued wood flooring spotlights, skylight, double glazed doors opening to the garden.

### Utility Room

9' 1" x 7' 2" ( 2.77m x 2.18m )

Range of fitted wall and base units with contrasting worktops, plumbing for washing machine, space for tumble dryer above, skylight, wood flooring, double glazed door to garden, door to:-

### Downstairs WC

Low level WC, hand basin, wood flooring, double glazed window to rear.

### First Floor

#### Landing

Fitted carpet, loft hatch opening to generous loft storage space with scope to convert subject to relevant planning permissions and consents.

#### Bedroom One

14' 1" x 11' 3" ( 4.29m x 3.43m )

Fitted carpet, double glazed square bay to front, radiator.

#### Bedroom Two

11' 7" x 10' 9" ( 3.53m x 3.28m )

Fitted carpet, double glazed windows to rear, range of built-in wardrobes, radiator.

#### Bedroom Three

8' x 6' 8" ( 2.44m x 2.03m )

Wood flooring, radiator, double glazed windows to front.

### Bathroom

A white suite of panelled bath with shower above and glass screen, low level WC with concealed cistern, hand basin, tiled floor, part tiled walls, double glazed window to rear, chrome heated towel rail.

### Outside

#### Rear Garden

An impressive approximately 80ft West facing rear garden with a generous brick paved patio to the front, mature shrub flowerbed, rest laid to lawn with storage shed to rear and side access gate.

#### Shared Driveway

To side aspect shared with the neighbouring property.



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welcome to

## Morley Hill, Enfield

- Three Bedrooms
- Two Reception Rooms
- Kitchen / Dining Room
- Utility Room
- Downstairs WC

Tenure: Freehold EPC Rating: Awaited  
Council Tax Band: D

£700,000



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Property Ref:  
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## Morley Hill, Enfield, EN2

Approximate Area = 1080 sq ft / 100.3 sq m  
Outbuilding = 75 sq ft / 6.9 sq m  
Total = 1155 sq ft / 107.2 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). © richcom 2026. Produced for Barnard Marcus. REF: 1410772

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