

Queen Annes Gardens, Enfield, EN1 2JN

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welcome to

Queen Annes Gardens, Enfield

This handsome five-bedroom Edwardian semi-detached residence is set in the heart of the sought-after Bush Hill Park Conservation Area and is brimming with charm, character and period appeal. Ideally positioned within a short walk of Bush Hill Park Station (Liverpool Street Line), the local shops and cafes of Queen Anne's Place, and within easy reach of the Ofsted-rated "Outstanding" Raglan Primary School.

Extending to over 2,100 sq ft, this substantial family home offers exceptionally generous and versatile accommodation, perfectly suited to modern family living. Combining impressive proportions with a wealth of original features, the property provides a rare opportunity to acquire a distinguished home in one of Enfield's most desirable locations.

An internal viewing is highly recommended to fully appreciate the space, character, and lifestyle this outstanding home has to offer.







Vestibule/Porch
A brick built lobby/porch area with a window to the side, dado rails and tiled floor.

Hallway
An impressive hallway with original Herringbone wood block flooring, a magnificent turning staircase with original Cherub newel post lamp, dado rail, two stained glass sash window to the side, radiator, step down to inner lobby with two large storage cupboards.

Front Reception Room
16' 9" x 13' 4" (5.11m x 4.06m)
An elegant and spacious room with square bay window to front with original sash windows, solid wood flooring, an original cast iron fireplace with inset gas fire, attractive marble surround and slate hearth, column radiator, picture rails.

Rear Reception Room
14' 11" x 13' 3" (4.55m x 4.04m)
With solid wood flooring, an original cast iron fireplace with inset gas fire, attractive marble surround and slate hearth, column radiator, picture rails, original door and sash windows to rear, radiator.

Kitchen
11' 5" x 10' 7" (3.48m x 3.23m)
With fitted wall and base units, sink and drainer, space for a large AGA style oven and extractor above, original tiled splashbacks, space for a dishwasher and washing machine, beamed ceiling, vinyl flooring, double glazed window to rear, door to garden.

Utility Room
7' 5" x 7' 4" (2.26m x 2.24m)
With plumbing for a washing machine, tiled floor and window to the side.

WC
With WC and window to front.

First Floor

Landing
With wood flooring.

Bedroom One
16' 10" x 13' 5" (5.13m x 4.09m)
A bright and substantial room with wood flooring, two original sash windows to the front, original cast iron fireplace with wooden surround and slate hearth, radiator, built-in wardrobe, picture rails.

Bedroom Two
15' x 13' 4" (4.57m x 4.06m)
With wood flooring, two sash windows to rear, radiator, original cast iron fireplace with tiled inserts and slate hearth, built-in wardrobe, radiator, picture rails.

Bedroom Three
11' 5" x 10' 8" (3.48m x 3.25m)
With wood flooring, double glazed window to rear, radiator, built-in cupboard.

Shower Room
With a large walk-in shower, pedestal wash hand basin, attractive black and white tessellated tiled floor, part tiled walls, two sash windows to front, heated towel rail.

Separate WC
WC, tiled floor, window to side.

Second Floor

Landing
An original layer to the house, wood flooring, large cupboard.

Bedroom Four
13' 5" x 10' 2" (4.09m x 3.10m)
With fitted carpet, sash windows to rear, radiator, dado rails.

Bedroom Five
16' 11" at widest x 8' 6" at widest (5.16m at widest x 2.59m at widest)
With fitted carpet, sash window to front, radiator, large storage cupboard into eaves space.

Bathroom
A magnificent bathroom with large walk-in shower, contemporary hand basin with drawers beneath, WC, freestanding oval bath situated next to a circular window overlooking the garden, Velux window plus double glazed windows to the side, part tiled walls and fully tiled floor.

Outside

Rear Garden
A wide rear garden with patio area, large central lawn, mature tree and shrub borders, side access gate.

Detached Garage
With timber folding doors, inspection pit, circular window to front and rear door opening to the garden.

Driveway / Front Garden
A brick driveway with parking for two cars, a pretty front garden with a magnolia tree and retaining wall with wrought iron railings.


























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Williams
Köln
ferrari





welcome to

Queen Annes Gardens, Enfield

- Five Bedrooms & Two Bathrooms
- Two Reception Rooms
- Heart Of Conservation Area
- Kitchen & Utility Room
- Wealth Of Period Features

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

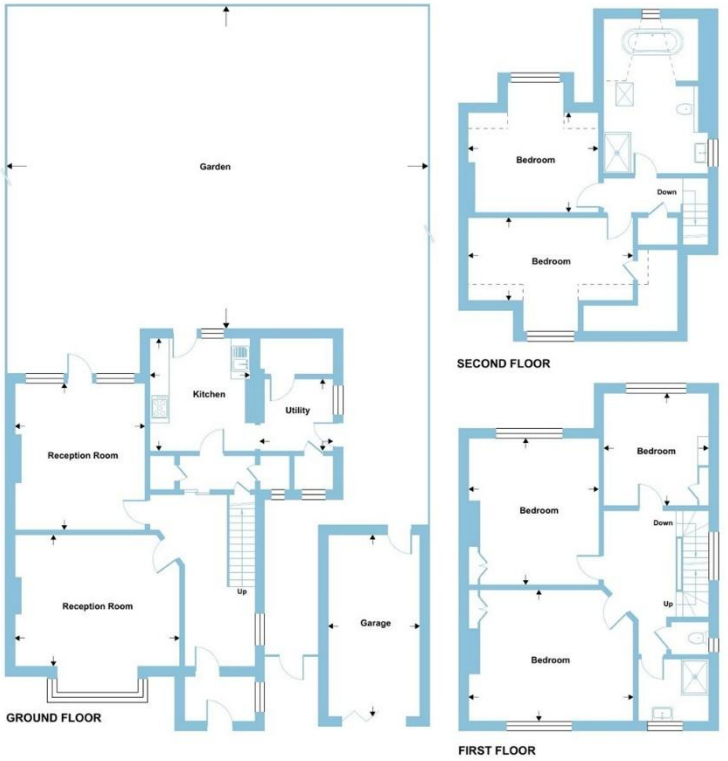
£1,250,000



Please note the marker reflects the postcode not the actual property

Queen Annes Gardens, Enfield, EN1

Approximate Area = 2173 sq ft / 201.8 sq m
Limited Use Area(s) = 128 sq ft / 11.8 sq m
Garage = 173 sq ft / 16 sq m
Total = 2474 sq ft / 229.6 sq m
For identification only - Not to scale



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The Property Ombudsman

Property Ref:
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