



**Clay Hill, Enfield, EN2 9AL**

**welcome to**  
**Clay Hill, Enfield**

Barnfields are delighted to offer for sale this extended four bedroom semi-detached house in a most sought after location close to Hilly Fields Country Park and within close proximity of good local Primary Schools and Secondary Schools including the new Wren Academy. Just a short walk to Gordon Hill Station (Moorgate Line), local shops on Lancaster Road and scenic strolls to Forty Hall Country Estate, this property must be viewed to be fully appreciated!



### Entrance Porch

Double glazed entrance porch, door to:-

### Hallway

Laminate flooring, radiator, understairs cupboard.

### Study

13' 3" x 7' 5" ( 4.04m x 2.26m )

Double glazed windows to front and side, laminate flooring, radiator, spotlights.

### Front Reception Room

15' 3" x 13' 2" ( 4.65m x 4.01m )

Large bay of double glazed windows to front, laminate flooring, radiator, spotlights.

### Rear Reception Room

15' x 11' 9" ( 4.57m x 3.58m )

Laminate flooring, radiator, spotlights, sliding double glazed doors to kitchen/breakfast room.

### Kitchen / Breakfast Room

26' 7" at widest x 23' 7" at widest ( 8.10m at widest x 7.19m at widest )

An L shaped room with an extensive range of fitted white gloss wall and base units with quartz worktops and upstands, undermount sink, gas hob with extractor above, built-in eye level oven, built-in dishwasher, space for a large fridge/freezer, tiled floor, radiator double glazed doors and windows to rear, spotlights, part glazed roof, skylight.

### First Floor

#### Landing

Laminate flooring.

#### Bedroom One

15' 3" x 13' 2" ( 4.65m x 4.01m )

Bay of double glazed windows to front, laminate flooring, radiator.

#### Bedroom Two

17' 3" x 7' 5" ( 5.26m x 2.26m )

Double glazed windows to front and side plus Velux window, laminate flooring, radiator, door to:-

#### En-Suite

Step-in shower unit, low level WC, hand basin with cupboards beneath, tiled walls and floor, double glazed window to rear, radiator.

#### Bedroom Three

11' 11" x 11' 9" ( 3.63m x 3.58m )

Double glazed windows to rear, laminate flooring, radiator, spotlights.

#### Bedroom Four

10' x 7' 4" ( 3.05m x 2.24m )

Double glazed windows to front, laminate flooring, radiator.

#### Bathroom

Panelled bath with shower above, hand basin with a range of cupboards beneath, low level WC, double glazed window to rear, fully tiled walls and floor, chrome heated towel rail, spotlights, loft hatch opening to loft storage space.

#### Outside

##### Rear Garden

A sunny approximately 60ft directly South Facing rear garden with front patio area stepping up to raised lawn with mature borders and pathway to a generous Summerhouse with power and double glazed windows - a great space for a working from home office or gym.

##### Off-Street Parking

The property benefits from brick paved off-street parking for several cars.



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welcome to

## Clay Hill, Enfield

- Extended Kitchen / Breakfast Room
- Two Reception Rooms + Study
- Close To Station
- Four Bedrooms
- Two Bathrooms

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

offers in the region of  
**£950,000**



Please note the  
marker reflects  
the postcode not  
the actual  
property

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Property Ref:  
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## Clay Hill, Enfield, EN2

Approximate Area = 1789 sq ft / 166.2 sq m  
Annexe = 394 sq ft / 36.6 sq m  
Total = 2183 sq ft / 202.8 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 2026. Produced for Barnard Marcus, REF: 1451154



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