



River View, Enfield, EN2 6PX

welcome to
River View, Enfield

Beautifully appointed Edwardian character house situated in the heart of Enfield Town Conservation Area, overlooking and with views of the old course of The New River and surrounding by properties of character and stature and within close proximity of Enfield Chase Rail Station (Moorgate Line), Chase Green, Enfield Town with its multiple shopping facilities, parks, pubs, restaurants and good schools.

This delightful and beautifully presented character property has many pleasing features and is offered on a chain free basis.



Entrance Hall

Wood effect floor, double radiator, cornice to ceiling, sunken spotlights to ceiling.

Dual Aspect Through Lounge

11' 2" max x 25' (3.40m max x 7.62m)

Wood effect floor, two double radiators, attractive cast iron fire with tiled slips and hearth with wooden mantel over, cornice and rose to ceiling.

Dual Aspect Kitchen / Diner

17' 7" x 9' 10" (5.36m x 3.00m)

Beautifully appointed in a range of wood base, wall and display cupboards with one and half bowl stainless steel sink and drainer inset to contrasting worksurface, plumbing for washing machine and tumble dryer, breakfast bar, space for range cooker and fridge-freezer, sunken spotlights to ceiling, casement door to rear garden.

Cloakroom / WC

Low flush WC, bracket basin, extractor fan, sunken spotlights to ceiling, wood effect floor.

First Floor

Landing

Solid wood floor, cornice to ceiling, sunken spotlights to ceiling, access to loft.

Bedroom One

14' 10" max x 10' 7" (4.52m max x 3.23m)

Solid wood floor, double radiator, built-in wardrobe cupboards and base cupboards, cornice and rose to ceiling, views to front over old course of New River.

Bedroom Two

11' 1" x 9' 1" max (3.38m x 2.77m max)

Fitted carpet, cornice to ceiling, ceiling rose, radiator.

Bedroom Three

9' 10" x 9' 9" max (3.00m x 2.97m max)

Solid wood floor, cornice to ceiling, double radiator, built-in linen/storage cupboard.

Bathroom

Beautifully appointed in a white suite, comprising low flush WC, vanity basin with Victorian style mixer taps, panelled bath with Victorian style mixer tap and shower attachment, glass shower screen, tiled splashback, ceramic tiled floor, heated towel rail, frosted window to side.

Outside

Front Garden

Attractive tiled path with contrasting tiled slips to front porch, picket fence.

Rear Garden

West facing, stone paving with raised planters and beds, mature shrubs, BBQ area, rear pedestrian access.



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River View, Enfield

- Three Spacious Bedrooms
- Conservation Location
- West Facing Rear Garden
- River Views
- Spacious Kitchen / Breakfast Room

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

£800,000



Please note the marker reflects the postcode not the actual property

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ENF103548 - 0003

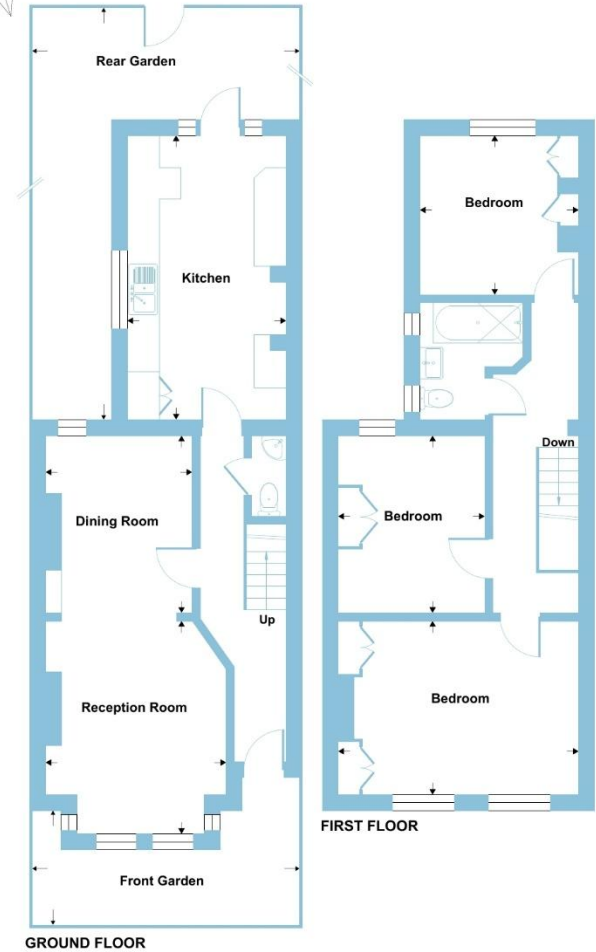
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Approximate Area = 1034 sq ft / 96 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Barnard Marcus. REF: 1435643



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