



**Enfield Road, Enfield, EN2 7HA**



**welcome to**  
**Enfield Road, Enfield**

Beautifully modernised extended and appointed, rarely available and unique detached three/four bedroom family house situated on this generous plot and within close proximity of local schools (Merryhills, Grange Park and Highlands), shops, parks, countryside and within equal distance of both Enfield Chase Rail Station (Moorgate Line) and Oakwood Underground Station (Piccadilly Line) and shopping parades.

The beautifully appointed property has been modernised to a high standard by the current vendor and has many pleasing features.



### **Vaulted Entrance Hall**

Parquet wood floor, dado rail, radiator with cover over, understairs storage cupboard, window to front aspect.

### **Triple Aspect Through Lounge**

26' 3" x 11' ( 8.00m x 3.35m )

Fitted carpet, coving to ceiling, two double radiators, double French doors to garden, real flame gas fire with brick hearth and surround with wooden mantel over.

### **Bedroom Four / Study**

13' into bay x 7' 2" ( 3.96m into bay x 2.18m )

Fitted carpet, coving to ceiling, sunken spotlights to ceiling, door to en-suite shower room.

### **En-Suite Shower Room**

Comprising low flush WC, vanity basin with cupboards under, mixer tap over, half tiled walls, heated towel rail, glass shower cubicle, extractor fan.

### **Kitchen / Dining Room**

#### **Kitchen**

11' 2" x 9' 8" ( 3.40m x 2.95m )

Beautifully appointed in a range of matching wall and base units with one and half bowl stainless steel sink and drainer inset to solid oak worktops, integrated fridge-freezer and dishwasher, electric eye level self cleaning oven and grill, microwave, gas hob with fume extractor fan over, tiled splashback, column radiator, cupboard housing wall mounted gas central heating boiler (installed approximately 2 years ago), coving to ceiling, sunken spotlights to ceiling, quarry tiled floor, open planned to dining area.

#### **Dual Aspect Dining Area**

11' 6" x 7' 2" ( 3.51m x 2.18m )

Quarry tiled floor, two double radiators, double skylights, coving to ceiling, double glazed casement to garden, door to utility room.

#### **Utility Room**

Quarry tiled floor, base cupboards and wall cupboards, plumbing for washing machine, double radiator, stainless steel sink and drainer with tiled splashback, door to garage.

#### **Integral Garage**

17' 10" x 7' 2" ( 5.44m x 2.18m )

Brick built, power and light, up and over door.



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### **Vaulted First Floor Landing**

Fitted carpet, access to loft, dado rail, window to front aspect.

### **Bedroom One**

19' 9" x 9' 7" ( 6.02m x 2.92m )

Fitted carpet, two double radiators, coving to ceiling, sunken spotlights to ceiling, eaves wardrobe cupboard and separate meter cupboard, views to rear over extensive gardens and countryside.

### **En-Suite Shower Room**

Fully tiled walls and floor, low flush WC, vanity basin with mixer tap over, cupboard under, glass shower cubicle, heated towel rail, sunken spotlights to ceiling, extractor fan, shaver point, large eaves storage/airing cupboard.

### **Bedroom Two**

11' 8" x 11' 4" ( 3.56m x 3.45m )

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

### **Bedroom Three**

11' 2" x 6' 9" ( 3.40m x 2.06m )

Fitted carpet, double radiator, picture rail, fitted wardrobes, views to rear over extensive gardens and countryside.

### **Family Bathroom**

Comprises a beautifully appointed modern white suite, low flush WC, vanity basin with cupboard under, panelled bath with mixer tap, shower over, glass shower screen, extractor fan, sunken spotlights to ceiling, heated towel rail, airing cupboard housing hot water tank.

### **Outside**

#### **Front Garden**

Partly paved providing off-street parking, mature shrubs, trees, bushes and lawn, side pedestrian access and access to brick built garage.

#### **Rear Garden**

As previously stated the rear garden is extensive in both length and breadth and is beautifully maintained with an abundance of mature trees, shrubs, beds, with outstanding views over countryside and beyond. Paved patio, security lighting, side pedestrian access, tap, large lawn, brick built shed with tiled roof, power and light, timber summerhouse with power and light.















welcome to

## Enfield Road, Enfield

- Extensive Rear Garden Backing Greenbelt
- Three / Four Bedrooms
- Modern Fitted Kitchen Diner
- Close To Good Schools
- Garage With Own Drive

Tenure: Freehold EPC Rating: C

**£1,000,000**



Please note the marker reflects the postcode not the actual property



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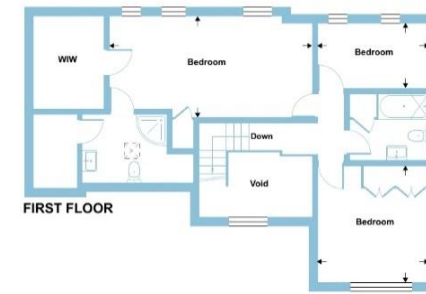
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## Enfield Road, Enfield, EN2

Approximate Area = 1532 sq ft / 142.3 sq m  
Garage = 134 sq ft / 12.4 sq m  
Outbuildings = 191 sq ft / 17.7 sq m  
Total = 1857 sq ft / 172.4 sq m  
For identification only - Not to scale



GROUND FLOOR  
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2024. Produced for Barnard Marcus. REF: 1145532

  
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