



**Cross Road, Enfield, EN1 1PD**

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

Beautifully appointed three bedroom Victorian character house situated in this popular residential turning, just minutes from Enfield Town Centre with its multiple shopping facilities, Enfield Town Rail Station (Liverpool Street Line), shops, restaurants, pubs and within close proximity of Bush Hill Park and the A10 with its abundance of retail facilities.

The bright and spacious accommodation has many pleasing features and has been modernised by the current vendor to a good standard throughout.





### **Dual Aspect Through Lounge**

24' into bay x 13' 2" max ( 7.32m into bay x 4.01m max )

Solid wood floor, decorative ceiling rose, coving to ceiling, two radiators, cast iron wood burner, inset to chimney recess, door to kitchen, understairs storage/meter cupboard, stairs to first floor landing.

### **Kitchen**

11' to x 8' 3" ( 3.35m to x 2.51m )

Fitted in modern gloss grey base and wall cabinets with one and half bowl stainless steel sink and drainer inset to worksurface, integrated electric oven and grill, inset hob with fume extractor fan over, plumbing for dishwasher, space for fridge-freezer, wood effect vinyl floor, sunken spotlights to ceiling, door to lobby.

### **Lobby**

Casement door to garden, door to bathroom, ceramic tiled floor.

### **Bathroom**

Fully tiled walls and floor, low flush WC, vanity basin, with mixer tap over, cupboards under, panelled bath with glass shower screen, extractor fan, sunken spotlights to ceiling, frosted window to rear.

### **First Floor**

#### **Landing**

Solid wood floor, access to loft.

#### **Bedroom One**

13' 2" max x 11' ( 4.01m max x 3.35m )

Solid wood floor, radiator, picture rail.

#### **Bedroom Two**

11' 3" x 8' 3" max ( 3.43m x 2.51m max )

Solid wood floor, radiator.

#### **Bedroom Three**

10' 11" x 8' 8" max ( 3.33m x 2.64m max )

Wood effect floor, radiator.

### **Outside**

#### **Front Garden**

Brick paved with picket fence, door to:-

#### **Rear Garden**

South facing, paved patio.



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welcome to

## Cross Road, Enfield

- Three Bedrooms
- Spacious Through Lounge
- Modern Fitted Kitchen
- South Facing Rear Garden
- Close Proximity To Rail Station

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

# £495,000

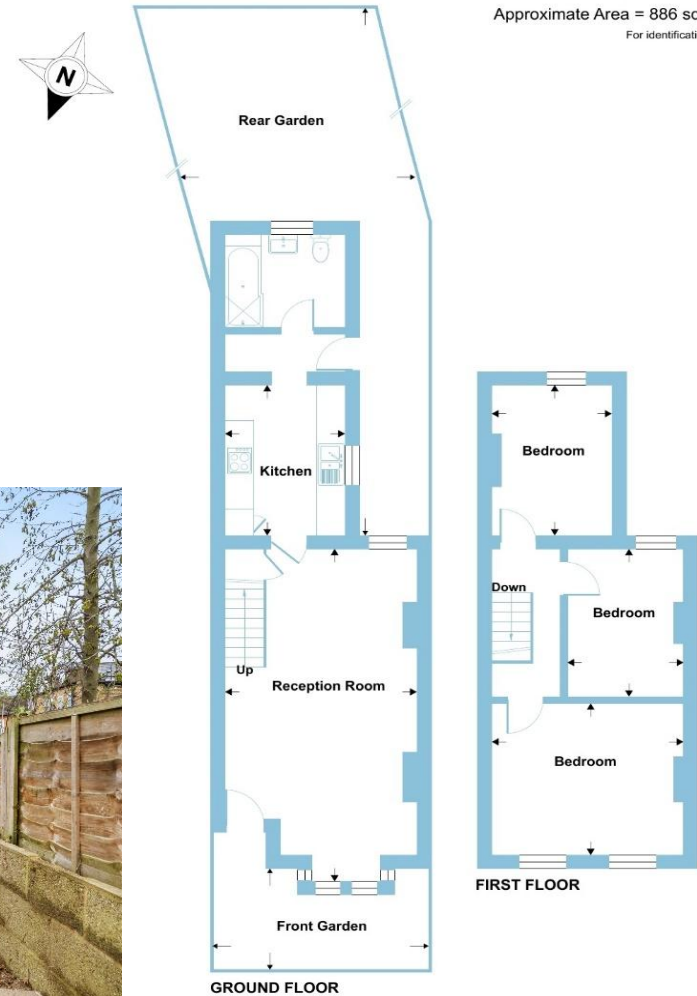


Please note the marker reflects the postcode not the actual property



## Cross Road, Enfield, EN1

Approximate Area = 886 sq ft / 82.3 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 2025. Produced for Barnard Marcus. REF: 1380755



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