



**Fyfield Road, Enfield, EN1 3TT**



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

This delightful Edwardian Character conversion is situated within the heart of Enfield Town, just minutes from Enfield Town Rail Station (Liverpool Street Line), shops, pubs, restaurants, The Dugdale Theatre and is within easy access of the A10 with its retail parks and the M25 Motorway, this delightful Edwardian Character Conversion has an abundance of character and is modernised throughout with many pleasing features. Chain Free.



### **Entrance Hall**

Solid wood floor, radiator, large understairs storage cupboard.

### **Lounge**

14' 6" into bay x 12' 8" max ( 4.42m into bay x 3.86m max )

Solid wood floor, double radiator, coving to ceiling, double glazed sash windows to bay.

### **Kitchen**

10' x 10' ( 3.05m x 3.05m )

Solid wood floor, range of gloss white base and wall cupboards with single bowl sink unit integrated to contrasting composite worksurface and drainer, integrated dishwasher and fridge-freezer, larder cupboard, plumbing for washing machine, coving to ceiling, double doors to rear to west facing rear garden.

### **Bedroom One**

10' 11" x 10' 10" ( 3.33m x 3.30m )

Fitted carpet, coving to ceiling, double radiator.

### **Bedroom Two**

8' 9" x 8' 2" ( 2.67m x 2.49m )

Fitted carpet, coving to ceiling, double radiator, cupboard housing wall mounted gas central heating boiler.

### **Bathroom**

Comprises panelled bath with mixer tap and shower attachment, glass shower screen, vanity basin with cupboard under, low flush WC with concealed cistern, frosted window to side, airing cupboard, heated towel rail, storage cupboard.

### **Outside**

#### **Front Garden**

Attractively paved path, hedge screen.

#### **West Facing Rear Garden**

Stone paved patio, rear pedestrian access, laid to lawn, tap, raised beds.

#### **Summerhouse / Bar**

12' 4" x 9' 2" ( 3.76m x 2.79m )

Power and light, wi-fi, fully insulated and soundproofed.







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welcome to

## Fyfield Road, Enfield

- 120 Year Lease Remaining
- Sash Double Glazing
- Minutes From Enfield Town
- Own West Facing Rear Garden
- Garden Office/Summer House
- Chain Free

Tenure: Leasehold EPC Rating: C

Service Charge: Ask Agent

Ground Rent: 200.00

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1976. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £450,000



Please note the marker reflects the postcode not the actual property

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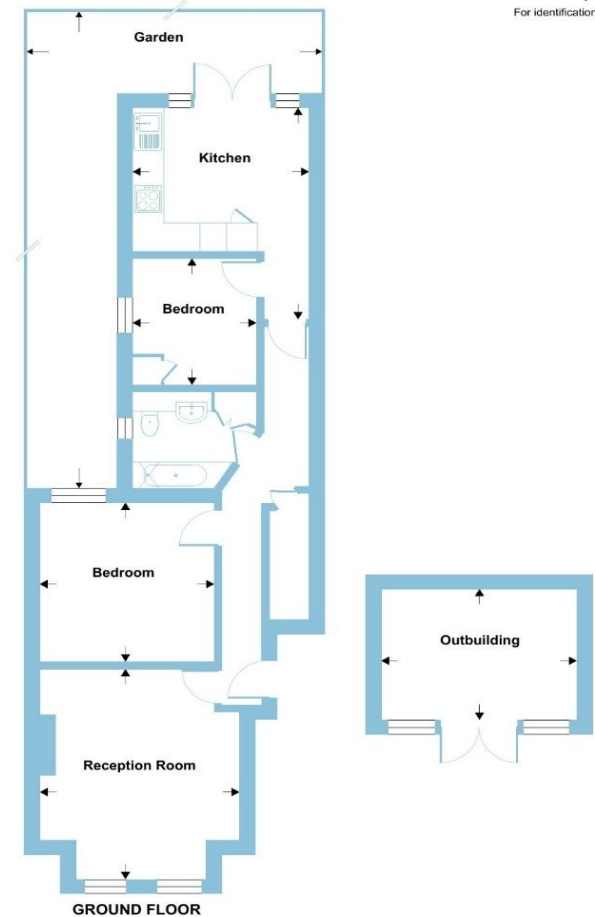
Property Ref:  
ENF103723 - 0004

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## Fyfield Road, Enfield, EN1

Approximate Area = 670 sq ft / 62.2 sq m  
Outbuilding = 113 sq ft / 10.4 sq m  
Total = 783 sq ft / 72.6 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). © nichcom 2025. Produced for Barnard Marcus. REF: 1388890



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