



**Parsonage Gardens, Enfield, EN2 6JR**

**welcome to**  
**Parsonage Gardens, Enfield**

Barnfields are delighted to offer for sale this unique individually designed detached four bedroom residence situated in this most desirable cul-de-sac location overlooking and with picturesque views of the old course of the New River and playing fields beyond. Just a short level walking distance to Enfield Town with multiple shopping facilities and rail stations (Moorgate and Liverpool Street Lines), this distinctive house offers spacious living accommodation, a pretty landscaped rear garden plus a garage and precious off-street parking in a very sought after location!



### **Entrance Hall**

Limestone tiled floor, two radiators, under stairs storage cupboard side door to driveway/garage area.

### **Lounge**

22' 9" x 18' 1" ( 6.93m x 5.51m )

Via double doors from the hallway, with engineered wood flooring, two radiators, triple aspect room with double glazed bay window to the front with views over the river and playing fields, attractive stained glass windows to the side plus French doors opening to the garden, real flame gas fire with stone surround and slate hearth.

### **Kitchen / Breakfast Room**

20' 1" x 9' 9" ( 6.12m x 2.97m )

With a range of fitted white gloss wall and base units and contrasting granite worktop, drainer, undermount sink, separate boiling hot and cold water tap, glass splashback, integrated double oven and combi microwave, gas hob with concealed extractor fan over, integrated dishwasher, space for fridge/freezer, spotlights, ceramic tiled floor, double glazed windows to rear.

### **Utility Cloakroom**

Stainless steel sink with cupboards beneath and toning worktops, plumbing for washing machine and space for tumble dryer above, low flush WC, radiator, ceramic tiled floor, frosted window to side, part tiled walls.

### **First Floor**

#### **Galleried Landing**

Fitted carpet, radiator, access to part boarded loft, attractive leaded glass window to front aspect with views over river.

#### **Bedroom One (front)**

18' 1" x 10' 9" ( 5.51m x 3.28m )

Fitted carpet, radiator, wooden double glazed windows with views over river and playing fields, range of built-in wardrobe cupboards.

#### **Bedroom Two (rear)**

14' 10" x 11' 7" ( 4.52m x 3.53m )

Fitted carpet, wooden double glazed windows to rear, radiator, range of built-in wardrobe cupboards with mirrored sliding doors, door to en-suite.

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

Low flush WC, pedestal hand basin and tiled splashback, step-in shower cubicle with sliding door, heated towel rail, tiled floor.

### **Bedroom Three (rear)**

13' 7" x 9' 9" ( 4.14m x 2.97m )

Fitted carpet, radiator, built-in cupboard, wooden double glazed windows to rear.

### **Bedroom Four (side)**

8' 9" x 6' ( 2.67m x 1.83m )

Fitted carpet, wooden double glazed windows to side, radiator.

### **Bathroom**

Beautifully appointed with a modern white suite comprising vanity hand basin with cupboards beneath, low flush WC, panelled bath with shower attachment, heated towel rail, step-in shower unit, fully tiled walls, sunken spotlights to ceiling, extractor fan, frosted window to rear, Amtico tiled floor.

### **Outside**

#### **Rear Garden**

Delightful wide landscaped rear garden with mature tree screen to side, an array of shrubs and well established plants and fruit trees, paved patio with water feature and pond, outside tap, gates to both sides of the house, security lighting.

#### **Brick Built Garage**

A generous single garage with door to the garden, electric door and lighting.

#### **Off-Street Parking**

Concrete with parking for two cars.

#### **Front Garden**

Retaining wall with shrub borders fronting onto the New River.



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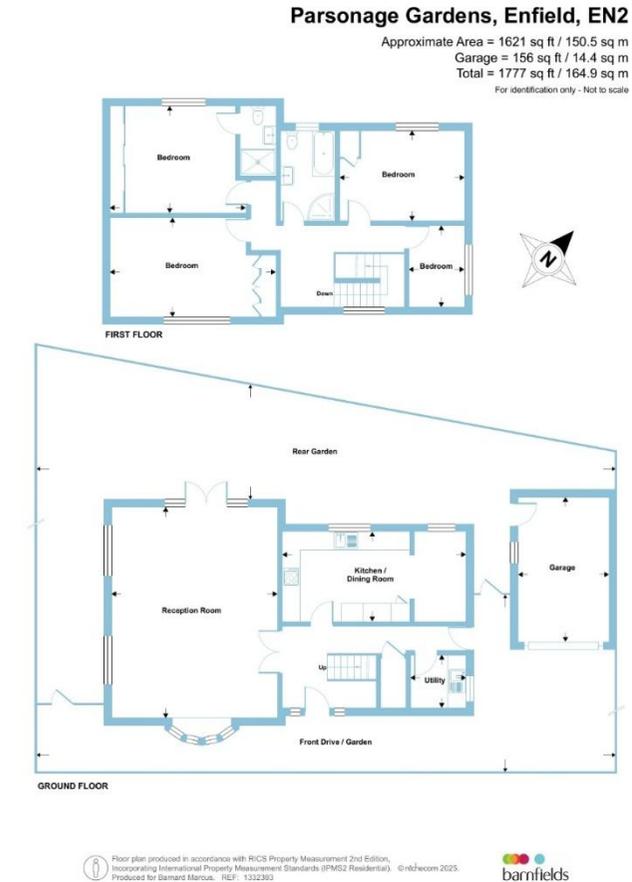
welcome to

## Parsonage Gardens, Enfield

- 22ft Lounge
- Kitchen / Breakfast Room
- Four Bedroom
- Two Bathrooms
- Utility Room / WC

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

**£850,000**



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**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



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