



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

**welcome to**

**Fyfield Road, Enfield**

This wonderfully spacious 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 downstairs 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.

### What the seller says:

#### What do you love most about your home?

"We love the location and the garden because even though it's so central the garden is still very peaceful and a great space to relax or entertain. We've had some excellent days spent in the sun and summer evenings around the BBQ/firepit and even a hot-tub from time to time... It's great in winter too - from cosying up in the front room to hosting a full 8-person Christmas dinner (yes there is enough space) it's been a wonderful year-round place to live.

Having the garden and plenty of space for working from home recently has been a relief, we're not sure what we would have done if we were stuck in a small flat during that time.

One really special thing we will definitely miss are the lovely neighbours. This is something you can't control when buying a place and can only hope we are this lucky in our next home".

#### What do you love most about the area?

"For us Enfield has such a great balance of London life with some of the best bits of the countryside on your doorstep. There's a great community feel and loads of local pubs, cafes and restaurants on your doorstep plus the highlights of London just a short train ride away - the station being just a minute round the corner is great for commuting and socialising. We love the other side of Enfield too - being so close to Forty Hall and the other parks where you can take some great walks and stock up at the Farmers Market gives the quieter side of life too".





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# welcome to Fyfield Road, Enfield

- Long Lease Over 120 Years Remaining
- Sash Double Glazing
- 0.1 miles From Enfield Town Station
- Private West Facing Rear Garden
- Garden Office/Summer House With Full Electrical Certificate and WiFi
- Kitchen/Diner With NEFF Appliances
- Chain Free
- Edwardian Character

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 - 0005

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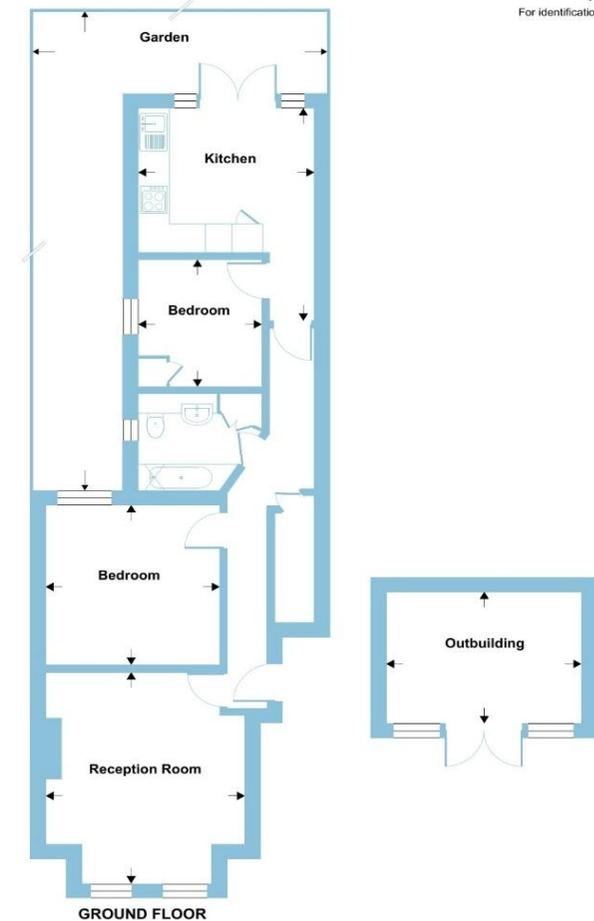
## Fyfield Road, Enfield, EN1

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). © nchecom 2025. Produced for Barnard Marcus. REF: 1368899



  
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