



**Radcliffe Avenue, Enfield, EN2 0NF**



**welcome to**

## **Radcliffe Avenue, Enfield**

Barnfields are delighted to offer for sale this magnificent and extended, three double bedroom terraced house in a most sought after and desirable cul-de-sac location just off Brigadier Hill opposite the sought after St Michael's C of E Primary School. Benefiting from a fabulous kitchen/breakfast room plus garden room, this property must be viewed to be fully appreciated!



### **Entrance Porch**

With double glazed windows and doors, wooden front door opens to:-

### **Entrance Hall**

With newly tiled floor, radiator and two understairs cupboards.

### **Front Lounge**

16' 10" x 10' ( 5.13m x 3.05m )

Cork flooring, column radiator, double glazed windows to front, built-in cupboard and shelving and fireplace recess.

### **Downstairs WC**

Low level WC, wall mounted hand basin, rubber floor.

### **Dining Area**

13' 4" x 8' 6" ( 4.06m x 2.59m )

Cork flooring, spotlights open plan to:-

### **Kitchen Area**

15' 5" x 9' 6" ( 4.70m x 2.90m )

With a range of fitted wall and base units with toning Quartz worktops and upstands, ceramic sink, space for oven with extractor hood above, integrated dishwasher and fridge/freezer, plumbing for washing machine and space for dryer, double glazed window to rear, two column radiators, triple glazed skylight, continued cork flooring, spotlights, double glazed crittall style doors opening to the garden.

### **First Floor**

#### **Landing**

Wood flooring, doors to:-

### **Bedroom Two**

16' 2" at widest x 10' 8" at widest ( 4.93m at widest x 3.25m at widest )

Stripped and polished wood floor, two double glazed window to front, radiator, two built-in wardrobe cupboards.

### **Bedroom Three**

11' 3" x 9' 3" ( 3.43m x 2.82m )

Stripped and polished wood floor, radiator, double glazed window to rear.

### **Bathroom**

Panelled bath with shower attachment, low level WC, hand basin with drawers beneath, step-in shower unit, panelled walls, spotlights, double glazed window to rear, radiator, vinyl flooring.

### **Second Floor**

### **Bedroom One**

17' 4" at widest x 15' 2" at widest ( 5.28m at widest x 4.62m at widest )

Converted by Charles Jeffrey. Fitted carpet, double glazed doors with Juliet balcony, range of built-in wardrobes, two Velux windows to the front, spotlights radiator, eaves storage space.

### **Outside**

### **Garden**

With stone patio to front and step up to central lawn with tree and shrub borders.

### **Garden Room**

13' 4" x 9' 10" ( 4.06m x 3.00m )

Built recently by "Green Retreats" this spacious and versatile room has laminate flooring, sliding double glazed patio doors and power.



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## Radcliffe Avenue, Enfield

- Magnificent Extended Kitchen / Breakfast Room
- Separate Front Reception Room
- Downstairs WC
- Three Double Bedrooms
- First Floor Bathroom

Tenure: Freehold EPC Rating: C

Council Tax Band: D

**£600,000**



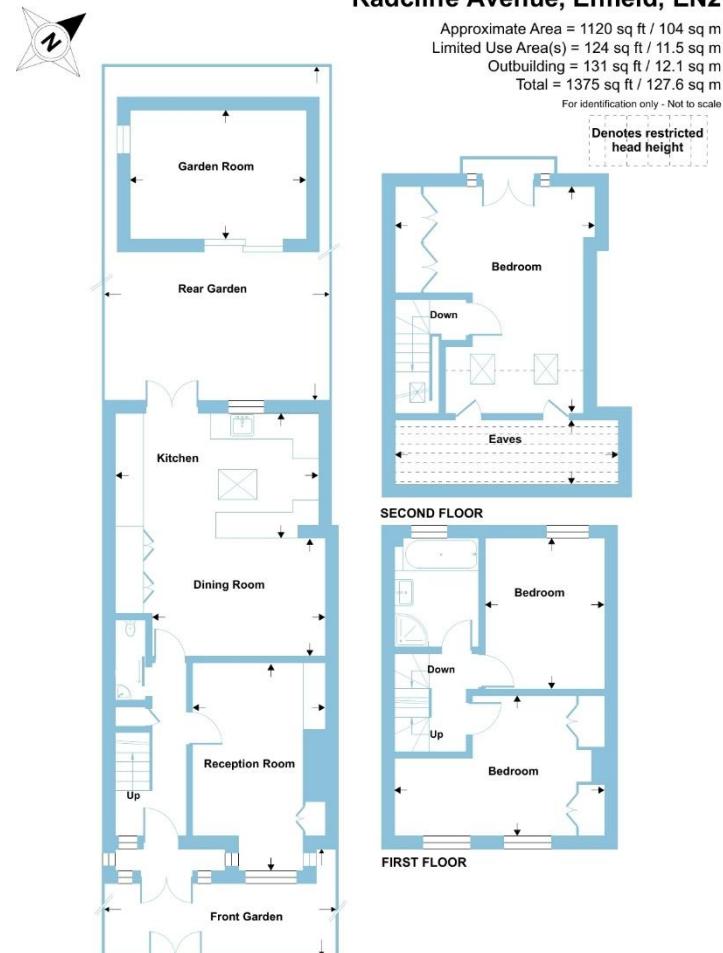
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Property Ref:  
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