



Melbourne Way, Enfield, EN1 1XF



welcome to
Melbourne Way, Enfield

A beautifully appointed four bedroom family house situated in this quiet residential location, just minutes from Bush Hill Park Rail Station (Liverpool Street/Weaver Line), shops, Raglan School, the A10 with its abundance of retail facilities and within easy access of Enfield Town with its multiple shopping facilities, pubs, restaurants and parks.

The beautifully appointed family home has been modernised and extended to a high standard throughout by the current vendors and has further planning permission granted for a single storey rear extension.



Entrance Hall

Engineered wood floor, double radiator, dado rail, coving to ceiling, understairs storage cupboard, double doors to:-

Lounge

26' 3" x 11' 4" max (8.00m x 3.45m max)
Engineered wood floor, coving to ceiling, two double radiators, dado rail, brick open fire and hearth with wooden mantel over, door to kitchen.

Kitchen

10' 1" x 6' 10" (3.07m x 2.08m)
Beautifully appointed in modern light blue base and wall cabinets with Maia composite worksurface and splashback with inset single bowl ceramic sink and drainer, integrated electric oven and grill, electric hob with fume extractor fan over, glass splashback, space for fridge-freezer, plumbing for washing machine, plumbing for dishwasher, solid wood floor.

Conservatory

14' x 8' 2" (4.27m x 2.49m)
Column radiator, space for tumble dryer, tiled floor, double doors to garden.

First Floor

Landing

Fitted carpet, access to loft.

Bedroom One

13' 2" into bay x 11' 2" max (4.01m into bay x 3.40m max)
Fitted carpet, double radiator, coving to ceiling.

Bedroom Two

12' x 10' 11" max (3.66m x 3.33m max)
Fitted carpet, double radiator, full range of built-in floor to ceiling wardrobe cupboards.

Bedroom Three

7' 9" x 6' 5" (2.36m x 1.96m)
Fitted carpet, double radiator, coving to ceiling.

Shower Room / WC

Beautifully appointed with a double walk-in shower cubicle, vanity basin with mixer tap over, low flush WC with concealed cistern, heated towel rail, fully tiled walls, storage cupboard, ceramic tiled floor.

Second Floor

Master Bedroom

14' 9" max x 12' 5" max (4.50m max x 3.78m max)
Sunken spotlights to ceiling, double radiator, eaves storage cupboard, engineered wood floor, door to en-suite shower room.

En-Suite Shower Room

Comprising low flush WC, vanity basin with cupboards under, glass shower cubicle, heated towel rail, ceramic tiled floor, extractor fan.

Outside

Front Garden

Paved, providing off-street parking for 2 vehicles.

Rear Garden

Approximately 45', artificial lawn, gazebo paved seating area, paved patio, raised beds with irrigation and lighting, double power point, timber shed, rear access.



view this property online barnfields.co.uk/Property/ENF105696







welcome to

Melbourne Way, Enfield

- 26' Through Lounge
- Four Bedrooms
- En-Suite To Master Bedroom
- Landscaped Rear Garden
- Close Proximity Of Raglan School

Tenure: Freehold EPC Rating: C

£650,000



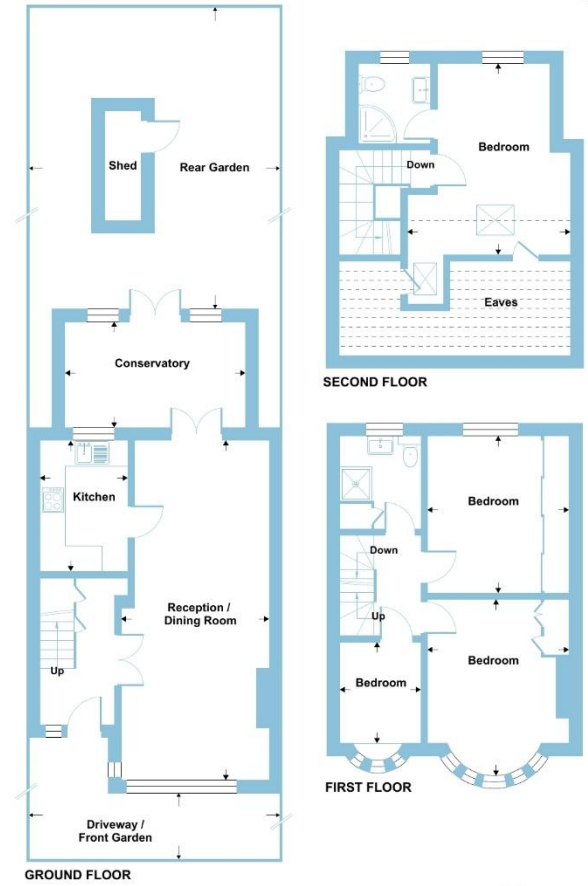
Please note the marker reflects the postcode not the actual property



Denotes restricted head height

Melbourne Way, Enfield, EN1

Approximate Area = 1200 sq ft / 111.4 sq m
Limited Use Area(s) = 172 sq ft / 15.9 sq m
Outbuilding = 24 sq ft / 2.2 sq m
Total = 1396 sq ft / 129.5 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 2026. Produced for Barnard Marcus. REF: 1435613



check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



Property Ref:
ENF105696 - 0006

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



020 8363 3394



info@barnfields.com



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



[barnfields.co.uk](https://www.barnfields.co.uk)