



Browning Road, Enfield, EN2 0HJ

welcome to

Browning Road, Enfield

Barnfields are delighted to offer for sale this elegant and stunning semi-detached family house in a most sought after location overlooking Hilly Fields Country Park. Located in a most sought after area within close proximity of good local Primary Schools and Secondary Schools including the new Wren Academy, the property is also within walking distance of Gordon Hill Station (Moorgate Line), local shops on Lancaster Road and scenic strolls to Forty Hall Country Estate.

The current vendors have pre approved planning permission for a double storey extension to the side and rear. This property really must be viewed to be fully appreciated!



Entrance Hall

Laminate flooring, panelling to dado height that continues along the staircase, radiator, understairs cupboard, double doors opening to the Front Reception Room.

Downstairs WC

Low level WC, wall mounted hand basin, laminate flooring.

Front Reception Room

15' 3" x 13' 1" (4.65m x 3.99m)
Laminate flooring, double glazed bay window to front, feature wall with panelling, radiator.

Rear Reception Room

15' 3" x 11' 9" (4.65m x 3.58m)
Laminate flooring, feature wall with panelling, two column radiators, open to:-

Kitchen / Dining Area

18' 6" x 6' 11" (5.64m x 2.11m)
Range of fitted wall and base units with contrasting granite worktops and tiled splashbacks, gas hob with extractor above, stainless steel splashback and oven below, built-in dishwasher, double glazed window and French doors opening to the garden, laminate flooring, open plan to:-

Utility Area

12' 11" x 7' 8" (3.94m x 2.34m)
Fitted units, laminate flooring, large utility cupboard with space and plumbing for stacked washing machine and tumble dryer, built-in original unit, double glazed door opening to the side.

First Floor

Landing

Window to the side, laminate floor.

Bedroom One

15' 3" x 11' 10" (4.65m x 3.61m)
Large bay of double glazed windows with views over Hilly Fields, radiator, fitted carpet.

Bedroom Two

11' 11" x 11' 10" (3.63m x 3.61m)
Double glazed windows to rear, run of built-in wardrobes, radiator, fitted carpet.

Bedroom Three

10' 1" x 7' 3" (3.07m x 2.21m)
Double glazed windows to front with views over Hilly Fields, radiator, fitted carpet.

Shower Room

Large step-in fully tiled shower unit with glass screen, low level WC, hand basin with drawers beneath, double glazed windows to side and rear, wall mounted heated towel rail, spotlights, tiled floor.

Outside

Rear Garden

A low maintenance rear garden with artificial lawned area to front, step up to central lawn with tree and shrub borders, door opening to garage.

Garage

A single garage with up and over door to front and rear access door from garden, power and light.

Off-Street Parking

Shingled off-street parking to the front for two/three cars.



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Browning Road, Enfield

- *PLANNING ALREADY APPROVED FOR DOUBLE STOREY EXTENSION*
- Sought After Location Opposite Hilly Fields Country Park
- Close To Good Schools
- Close To Gordon Hill Station
- Two Reception Rooms

Tenure: Freehold EPC Rating: C

Council Tax Band: E

£850,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF105644 - 0003

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Approximate Area = 1267 sq ft / 117.7 sq m
Garage = 139 sq ft / 12.9 sq m
Outbuilding = 27 sq ft / 2.5 sq m
Total = 1433 sq ft / 133.1 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). © ritchecom 2026. Produced for Barnard Marcus. REF: 1463229




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