



Bincote Road, Enfield, EN2 7RD



welcome to

Bincote Road, Enfield

Barnfields are delighted to offer for sale this imposing halls adjoining three bedroom semi-detached family house in a most sought after and popular location close to Highlands Secondary School and both Merryhills and Grange Park Primary Schools. Just a short bus ride from Oakwood Tube Station (Piccadilly Line) and Enfield Chase Overground Station (Moorgate Line) plus Enfield Town shopping centre is also close by.

The property is offered chain free basis and must be viewed to be fully appreciated!



Hallway

Original front door, original parquet flooring, coat cupboard, radiator.

Downstairs WC

WC, wall mounted hand basin, original tiled flooring, window to side.

Front Reception

15' 1" x 12' 6" (4.60m x 3.81m)

Fitted carpet, picture rails, double glazed bay window to front, electric fireplace with wooden surround and stone hearth, radiator.

Rear Reception

25' 4" x 14' 8" (7.72m x 4.47m)

Fitted carpet, radiator, picture rails, double glazed sliding doors to rear open to kitchen.

Kitchen

10' 5" x 7' 11" (3.17m x 2.41m)

Range of fitted wall and base units with toning worktops, gas hob with oven beneath and extractor above, stainless steel sink unit, equipped with fridge and freezer, plumbing for washing machine, double glazed window to side, tiled floor, spotlights, skylight, double glazed door to garden, open to second reception room.

First Floor**Landing**

Fitted carpet, original leaded window to side, loft hatch opening to loft storage space (with potential to convert subject to relevant Planning Permissions and Building Regulations).

Bedroom One

15' 4" x 12' 6" (4.67m x 3.81m)

Fitted carpet, double glazed bay window to front, radiator, run of built-in wardrobes, picture rails.

Bedroom Two

15' 9" x 12' 6" (4.80m x 3.81m)

Fitted carpet, double glazed windows to rear, radiator, run of built-in wardrobes, picture rails.

Bedroom Three

10' 5" x 6' 9" (3.17m x 2.06m)

Fitted carpet, double glazed windows to front, radiator, picture rails.

Separate WC

WC, tiled floor, window to side.

Bathroom

Tiled panelled bath with shower attachment, fully tiled step-in shower unit, hand basin with drawers beneath, tiled walls and floor, double glazed window to rear, radiator.

Outside**Rear Garden**

An approximately 65ft South Westerly facing rear garden with patio area to the front and side gate, steps up to central lawn with mature tree and shrub borders and shed. Pedestrian door to garage.

Garage

Accessed via the shared driveway with double doors and side pedestrian door to the garden.

Front Garden

Mature front garden with established rose beds, magnolia tree and jasmine climber, retaining wall.



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Bincote Road, Enfield

- Chain Free
- Two Reception Rooms
- Extended Kitchen & Second Reception
- Downstairs WC
- Three Good Sized Bedrooms

Tenure: Freehold EPC Rating: Awaited
Council Tax Band: F

offers in the region of

£800,000



Please note the marker reflects the postcode not the actual property

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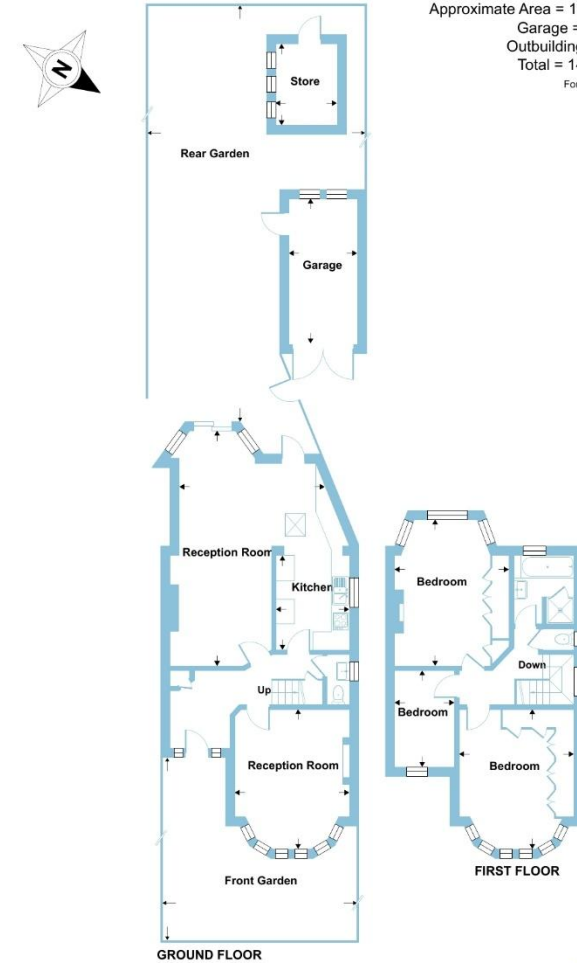
Property Ref:
ENF105949 - 0002

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Approximate Area = 1279 sq ft / 118.8 sq m
Garage = 117 sq ft / 10.8 sq m
Outbuilding = 58 sq ft / 5.3 sq m
Total = 1454 sq ft / 134.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nichcom 2026. Produced for Barnard Marcus. REF: 1488265

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