



The Coppice, Enfield, EN2 7BY

welcome to

The Coppice, Enfield

Barnfields are delighted to offer for sale this great opportunity to acquire this four bedroom detached house, in a most sought after location close to Enfield Golf Course, good schools and transport links. The property has been extended to the rear to create an expansive living area and offers potential to extend further into the garage area. In need of modernisation, this exciting opportunity must be viewed to be fully appreciated!



Hallway

Fitted carpet, built-in cupboard, double glazed window to front.

Reception Room

21' 6" x 12' 5" (6.55m x 3.78m)

Wood flooring, radiator, spotlights, wall mounted contemporary electric fireplace, step up to:-

Dining Area

21' 11" x 11' 7" (6.68m x 3.53m)

Dual aspect room with sliding patio doors to rear and side, wood flooring, radiator.

Kitchen

12' 6" x 10' 1" (3.81m x 3.07m)

Range of fitted wall and base units with granite worktops and upstands, tiled splashbacks, space for oven, fridge, dishwasher and washing machine, tiled flooring, double glazed window to rear, double glazed door to garden.

Shower Room

Fully tiled step-in shower unit, hand basin, WC, double glazed window to front.

Office

15' 11" x 7' 6" (4.85m x 2.29m)

Fitted carpet, double glazed window to side, built-in cupboard.

First Floor

Landing

Fitted carpet, large double built-in cupboard, loft hatch with access to loft space, additional storage cupboard, double glazed door to front balcony.

Bedroom One

16' 4" x 12' 6" (4.98m x 3.81m)

Fitted carpet, radiator, double glazed window to front, range of built-in wardrobes.

Bedroom Two

12' 6" x 11' 7" (3.81m x 3.53m)

Fitted carpet, radiator, double glazed window to rear, range of built-in wardrobes.

Bedroom Three

12' 5" x 11' 5" (3.78m x 3.48m)

Fitted carpet, radiator, double glazed window to rear, range of built-in wardrobes..

Bedroom Four

12' 6" x 8' 6" (3.81m x 2.59m)

Fitted carpet, radiator, double glazed window to rear.

Bathroom

Panelled bath, hand basin, WC, double glazed window to rear, fully tiled walls, electric towel rail.

Outside

Garden

A wide rear garden with gates to both sides giving access to the front.

Garage

A good sized garage accessed internally from the Office or externally via an up and over door, access to the understairs storage area.

Off-Street Parking

A large front driveway giving brick paved parking, lawn area and well stocked borders.

Additional Buyers Charges

The property is sold as seen, and all purchasers must rely upon their own surveys and inspections.

****Purchasers will be required to pay 0.5% + VAT**

towards the seller's professional sales costs**

All offers must be submitted in writing together with proof of funding and AML (Anti-Money Laundering) documentation.



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welcome to

The Coppice, Enfield

- Four Bedrooms
- Two Bathrooms
- Extended To Rear
- Potential to Extend Further
- Sought After Location

Tenure: Freehold EPC Rating: D
Council Tax Band: G

£850,000



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reflects
the
postcode
not the
actual
property

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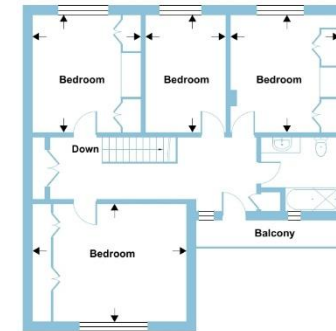
Property Ref:
ENF106093 - 0002

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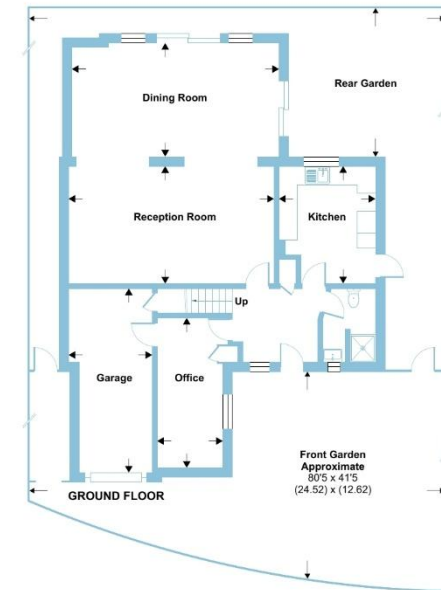
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The Coppice, Enfield, EN2

Approximate Area = 1994 sq ft / 185.2 sq m
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2026. Produced for Barnard Marcus. REF: 1492890




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