



Canford Close, Enfield, EN2 8QN

welcome to
Canford Close, Enfield

A wonderful opportunity to acquire this modern detached four bedroom house in a superb quiet cul-de-sac, just off The Ridgeway, within walking distance of Enfield Town shopping centre and Enfield Chase Rail Station (Moorgate Line). Alternatively, Oakwood Underground Station (Piccadilly Line) and Enfield Town Rail Station (Liverpool Street Line) are within easy reach. Excellent schools, including the Wren Academy and Highlands Senior Schools and both Merryhills and Grange Park Junior Schools are within close proximity.



Entrance Hall

Laminate floor, radiator, built-in coat/storage cupboard.

Cloakroom / WC

High flush WC, bracket wash hand basin, ceramic tiled floor, half tiled walls, radiator.

Study

12' x 9' 9" (3.66m x 2.97m)
Laminate floor, radiator, attractive bay.

Lounge / Dining Room

27' x 12' 10" (8.23m x 3.91m)
Fitted carpet, two radiators, open fireplace with inset gas coal living flame fire, understairs recess with bar/storage area.

Kitchen / Breakfast Room

16' 6" x 9' 1" (5.03m x 2.77m)
Comprehensively fitted comprising base units with worktops, inset double bowl stainless steel sink unit, matching wall cabinets, matching breakfast bar, inset gas hob unit with fume extractor hood over, built-in double oven, plumbing for washing machine and dishwasher, wall mounted Vaillant combination gas central heating boiler, radiator, attractive slate tiled floor, door to side.

First Floor

Spacious Landing

Fitted carpet, airing cupboard housing hot water tank, access to partially boarded loft.

Bedroom One

17' x 11' 2" (5.18m x 3.40m)
Range of built-in wardrobe cupboards, dressing table, radiator, fitted carpet.

En-Suite Bathroom / WC

Panelled bath with mixer taps and shower attachment, shower curtain and rail, pedestal wash hand basin, low flush WC, vinyl floor, fully tiled walls, radiator.

Bedroom Two

13' 3" x 11' 3" (4.04m x 3.43m)
Fitted carpet, radiator, range of built-in wardrobe cupboards.

Bedroom Three

10' 1" x 8' 1" (3.07m x 2.46m)
Fitted carpet, radiator, built-in wardrobe cupboard and drawer unit.

Bedroom Four

11' 2" x 7' 8" (3.40m x 2.34m)
Fitted carpet, radiator.

Bathroom / WC

Panelled bath with separate shower control, shower curtain and rail, pedestal wash hand basin, low flush WC, vinyl floor, fully tiled walls, square bay.

Outside

Garage

16' 6" x 8' 10" (5.03m x 2.69m)
Attached brick built garage, approached via own front driveway and off-street parking.

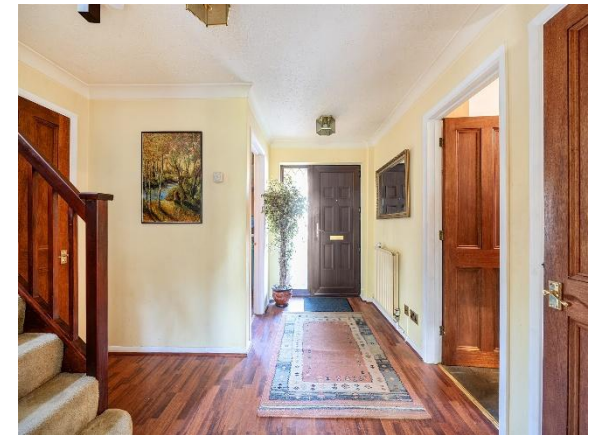
Rear Garden

Large particularly wide and secluded rear garden, large sandstone patio, laid to lawn, second corner patio, summer house with powerpoint, side pedestrian access, power for lighting.



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welcome to

Canford Close, Enfield

- Large Fitted Kitchen / Breakfast Room
- Extremely Spacious Lounge / Dining Room
- No Chain
- Four Good Sized Bedrooms
- En-Suite To Master Bedroom & Separate Family Bathroom
- Potential To Extend Side Or Rear (STPP)

Tenure: Freehold EPC Rating: D

Council Tax Band: G

offers in the region of

£800.000



Please note the marker reflects the postcode not the actual property

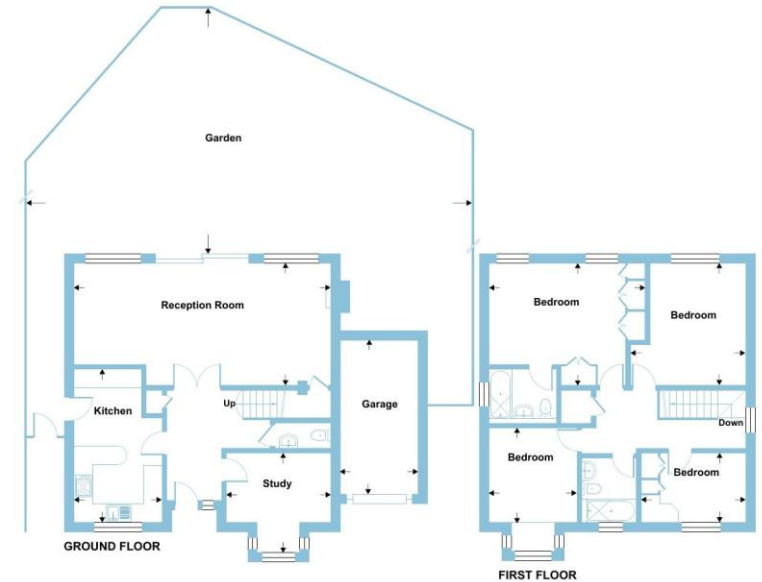
Canford Close, Enfield, EN2

Approximate Area = 1479 sq ft / 137.4 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1612 sq ft / 149.7 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). Produced for Barnard Marcus. REF: 1524350

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