



Elm Cottages, Halifax Road, Enfield, EN2 0PS

welcome to
Halifax Road, Enfield

Beautifully appointed and rarely available, late Victorian character cottage, situated at the cul-de-sac end of this quiet residential tree lined turning, just minutes from local shops, schools, parks and rail stations, both Enfield Town (Liverpool Street Line), Gordon Hill and Enfield Chase (Moorgate Line) and within easy access of both the A10 and M25 Motorway.

The property is beautifully presented throughout, has many endearing features and has excellent potential for extension (STPP).



Lounge

13' 9" x 11' 6" (4.19m x 3.51m)
Wood effect floor, double radiator, additional radiator with cover over, coving to ceiling, ceiling rose, understairs storage/meter cupboards, stairs to first floor, door to dining room.

Dining Room

14' 10" x 13' 9" (4.52m x 4.19m)
Wood effect floor, coving to ceiling, ceiling rose, double radiator, double glazed patio doors to garden, an attractive cast iron fireplace with tiled slips with inset gas fire, door to kitchen.

Kitchen

20' x 5' 8" (6.10m x 1.73m)
Beautifully fitted in a full range of matching base units, wall cupboards and display cupboards with a contrasting wooden worksurface, butler sink, range oven with extractor fan over, plumbing for washing machine and dishwasher, space for fridge-freezer, ceramic tiled floor, double radiator, breakfast bar, casement door to garden to side.

First Floor

Landing

Fitted carpet, coving to ceiling, access to loft, radiator with cover over.

Bedroom One

13' 9" to extremes x 12' (4.19m to extremes x 3.66m)
Fitted carpet, dado rail, coving to ceiling, ceiling rose, built-in double wardrobe cupboard, double radiator.

Bedroom Two

12' 6" to wardrobes x 9' 10" (3.81m to wardrobes x 3.00m)
Range of built-in wardrobe cupboards, double radiator, fitted carpet.

Bathroom

Beautifully appointed in a white suite comprising panelled bath with mixer taps, vanity wash hand basin, low flush WC, extractor fan, sunken spotlights to ceiling, ceramic tiled floor, underfloor heating, part tiled walls, double glazed window to rear, airing/linen cupboard.

Outside

Front Garden

Paved with attractive wrought iron railings and gate with pedestrian tunnelled access to rear garden.

South Facing Rear Garden

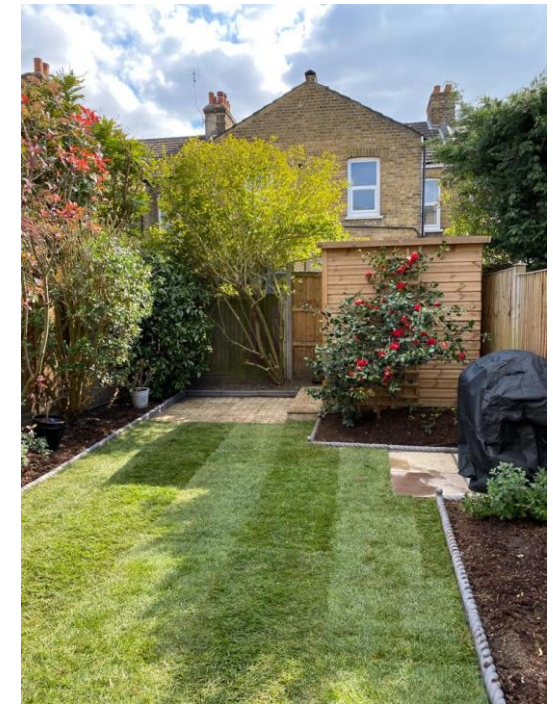
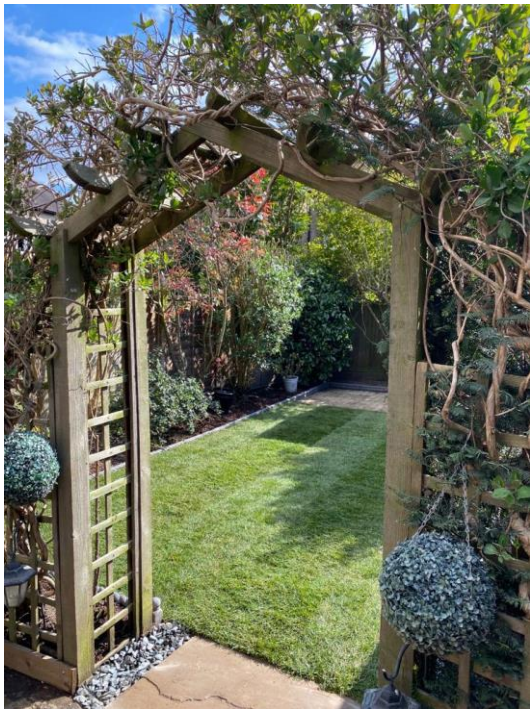
Attractively paved patio, laid to lawn with timber shed, tap, lighting, mature tree and shrub beds.



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welcome to

Halifax Road, Enfield

- Two Spacious Reception Rooms
- Two Double Bedrooms
- 20' Kitchen
- South Facing Garden
- Large First Floor Bathroom

Tenure: Freehold EPC Rating: D

£575,000



Please note the marker reflects the postcode not the actual property

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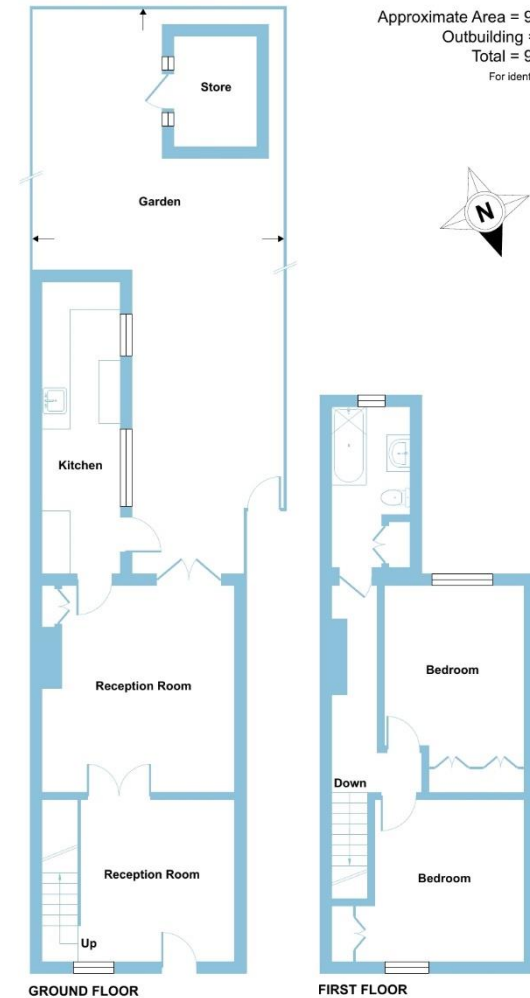


Property Ref:
ENF102577 - 0004

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Halifax Road, Enfield, EN2

Approximate Area = 930 sq ft / 86 sq m
Outbuilding = 47 sq ft / 4 sq m
Total = 977 sq ft / 90 sq m
For identification only - Not to scale



RICS Certified Property Measurer Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2022. Produced for Barnard Marcus. REF: 818612 barnfields

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