



Clive Road, Enfield, EN1 1RF

welcome to
Clive Road, Enfield

Barnfields are delighted to offer this 1930's built, end of terrace, three bedroom house in a most convenient and sought after location, within level walking distance of Enfield Town multiple shopping centre and rail station (Liverpool Street Line). The property requires modernisation but offers excellent potential to the discerning purchaser.

Features include:-



Double Glazed Entrance Porch

To:-

Entrance Hall

Original stained glass front door and stained glass window, fitted carpet, radiator, understairs storage cupboard.

Lounge

13' x 11' 2" (3.96m x 3.40m)

Engineered wood floor, fireplace, radiator, open planned to:-

Dining Room

11' 10" x 9' 8" max (3.61m x 2.95m max)

Engineered wood floor, radiator, lift to first floor, double glazed French windows to conservatory.

Kitchen

8' 6" x 6' 8" (2.59m x 2.03m)

White units comprising base units with worktops, stainless steel sink unit, inset gas hob unit, fume extractor hood over, matching wall cabinets, built-in double oven, radiator, ceramic tiled floor, open planned to conservatory.

Conservatory

15' 3" x 6' 8" (4.65m x 2.03m)

Wood effect floor, wall cabinets, base units, plumbing for washing machine, radiator, double glazed French windows to garden.

First Floor

Landing

Fitted carpet, attractive stained glass flank window, access to loft.

Bedroom One

14' 3" into bay x 9' 8" max (4.34m into bay x 2.95m max)

Radiator.

Bedroom Two

11' 5" x 11' 1" (3.48m x 3.38m)

Fitted carpet, cupboard housing hot water tank and wall mounted gas central heating boiler.

Bedroom Three

8' x 7' 2" (2.44m x 2.18m)

Radiator.

Shower Room / WC

Shower area, low flush WC, bracket wash hand basin (white suite), vinyl floor, radiator, fully tiled walls.

Outside

Small Front Garden

Wide side, pedestrian access to rear garden.

Rear Garden

Approximately 85' of rear garden, fishpond, laid to lawn, requires tending.



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- 85' Garden
- No Chain
- Spacious Lounge
- Good Sized Dining Room
- Conservatory Extension

Tenure: Freehold EPC Rating: D

£475,000



Please note the marker reflects the postcode not the actual property

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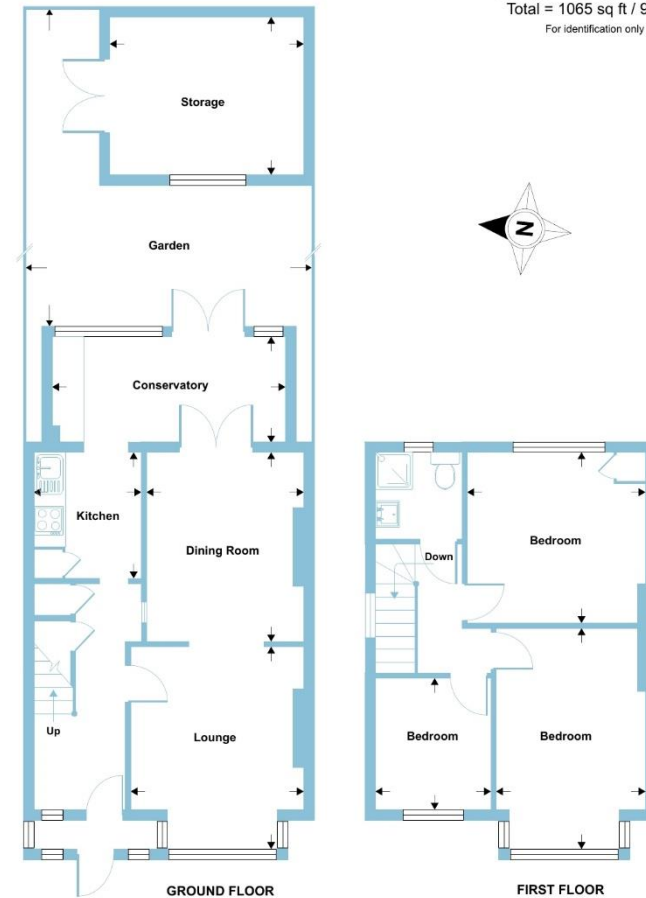
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Approximate Area = 942 sq ft / 87.5 sq m
Storage = 123 sq ft / 11.4 sq m
Total = 1065 sq ft / 98.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richiecom 2022. Produced for Barnard Marcus. REF: 856328



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