



Melbourne Way, Enfield, EN1 1XQ

welcome to

Melbourne Way, Enfield

Beautifully appointed and rarely available, three bedroom family house situated in this quiet residential, tree lined turning, just minutes from local shops, schools, parks and Bush Hill Park Rail Station (Liverpool Street Line) and within easy access of both the M25, A10 with its abundance of retail facilities and Enfield Town with its multiple shopping centre.

The property is beautifully presented throughout and has many pleasing features.



Spacious Entrance Hall

Wood effect laminate floor, coving to ceiling, two radiators.

Lounge

14' 10" x 11' 2" (4.52m x 3.40m)

Wood effect laminate floor, coving to ceiling, double radiator, attractive stone fireplace and hearth with inset gas fire.

Rear Reception Room

13' 10" max x 11' 6" (4.22m max x 3.51m)

Fitted carpet, double radiator, coving to ceiling, understairs storage/meter cupboard, brick fireplace with tiled hearth, open to:-

Dining Room

12' 4" x 8' max (3.76m x 2.44m max)

Fitted carpet, sliding double glazed patio doors to garden, serving hatch to kitchen.

Kitchen / Breakfast Room

14' 6" x 9' 10" (4.42m x 3.00m)

Fitted in a range of matching base, wall and display cupboards (natural wood) with inset one and half bowl composite sink and drainer to worksurface with tiled splashback, plumbing for washing machine and space for fridge-freezer, gas central heating boiler, sunken spotlights to ceiling, serving hatch to dining room, double glazed casement door to garden.

Family Bathroom

Beautifully modernised in a white suite, comprising low flush WC, pedestal basin, panelled bath with mixer tap and shower attachment, glass shower screen, heated towel rail radiator, half tiled walls, ceramic tiled floor, sunken spotlights to ceiling, frosted window to side.

Bedroom Three / Study

8' 11" x 6' 11" (2.72m x 2.11m)

Dual aspect. Wood effect laminate floor, radiator.

First Floor

Landing

Fitted carpet, access to loft.

Bedroom One (front)

16' 1" max x 14' 5" into bay (4.90m max x 4.39m into bay)

Dual aspect.

Fitted carpet, radiator, range of built-in wardrobe cupboards.

Bedroom Two (rear)

16' 1" max x 10' 10" (4.90m max x 3.30m)

Dual aspect.

Fitted carpet, double radiator, two double built-in wardrobe cupboards.

Outside

Front Garden

Beautifully maintained, laid to lawn with mature flower and shrub beds, brick retaining wall, shared drive.

Rear Garden

South facing, laid to lawn with timber shed, crazy paved patio, side pedestrian access, flower and shrub borders.



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welcome to

Melbourne Way, Enfield

- Three Reception Rooms
- Three Bedrooms
- Spacious Kitchen / Breakfast Room
- Modern Fitted Bathroom
- South Facing Garden

Tenure: Freehold EPC Rating: E

£600,000



Please note the marker reflects the postcode not the actual property

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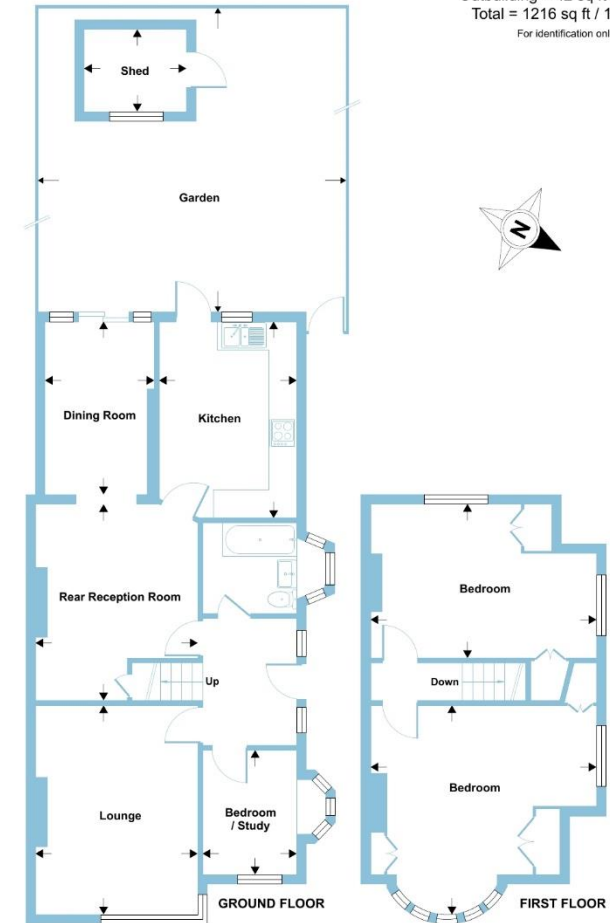
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Approximate Area = 1174 sq ft / 109 sq m
Outbuilding = 42 sq ft / 3.9 sq m
Total = 1216 sq ft / 112.9 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2022. Produced for Barnfield Marcus. REF: 864619

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