



**Government Row, Enfield, EN3 6JN**



**welcome to**

**Government Row, Enfield**

Situated in a private, gated road, this four bedroom detached property resides on a peninsular in one of Enfield's most idyllic Conservation areas adjacent Stewardstone Park overlooking and with views over the River Lea Navigational canal and backing the River Lea. Beautifully modernised by the current vendor throughout and within close proximity of Lea Valley Park, Enfield Lock Station (to Tottenham Hale and Liverpool Street), shops and the M25 Motorway.

This bright and spacious family house is offered on a chain free basis.



### **Spacious Entrance Hall**

Fitted carpet, window to side, double radiator, coving to ceiling.

### **Lounge**

16' x 15' ( 4.88m x 4.57m )

Comprises fitted carpet, coving to ceiling, cast iron fire with gas real flame fire, wooden mantel over, double doors to garden, two radiators, views over garden with River Lea beyond, oak glazed internal doors to Kitchen / Dining Room.

### **Triple Aspect Kitchen / Diner**

24' 3" x 9' ( 7.39m x 2.74m )

Beautifully and comprehensively fitted in a range of matching base and wall cupboards with single bowl stainless steel sink with Quooker tap for hot water and filtered cold water, inset to marble worksurface, five ring gas hob with extractor fan over, marble splashback, integrated Neff fridge and freezer plus drinks cooler, Neff dishwasher, Neff double oven and grill, built-in Neff microwave, integrated wine cooler, matching island with marble breakfast bar with extractor fan over, column radiator, sunken spotlights to ceiling, wood effect tiled floor, cupboard housing gas central heating boiler, casement door to side, oak glazed internal doors to lounge and hallway.

### **Utility Room**

8' 7" x 8' 2" ( 2.62m x 2.49m )

Formerly part of the garage, comprising plumbing for washing machine, space for tumble dryer, extractor fan, wood effect floor, cupboard housing electric meter.

### **Cloakroom / WC**

Low flush WC, bracket basin with tiled splashback, radiator with cover over, frosted window to front aspect.

### **First Floor**

#### **Landing**

Fitted carpet, coving to ceiling, radiator, window to front aspect with views over River Lea Navigational, access to fully boarded loft with power and light via pull down ladder.

#### **Bedroom One**

14' 3" max x 11' 9" ( 4.34m max x 3.58m )

Fitted carpet, range of built-in floor to ceiling wardrobe cupboards, radiator, views over River Lea to rear, coving to ceiling, door to en-suite.

#### **En-Suite**

Comprises a low flush WC, glass shower cubicle, pedestal basin, radiator, frosted window to side, part tiled walls, extractor fan, tile effect vinyl floor.

#### **Bedroom Two**

11' 9" x 9' 10" ( 3.58m x 3.00m )

Fitted carpet, radiator, views over River Lea to rear, coving to ceiling.

#### **Bedroom Three**

16' 1" max x 8' 5" ( 4.90m max x 2.57m )

Fitted carpet, radiator, views over River Lea Navigation Canal to front.

#### **Bedroom Four**

11' 5" x 9' 10" ( 3.48m x 3.00m )

Fitted carpet, radiator, views over River Lea Navigation Canal to front.

#### **Bathroom**

Comprises a low flush WC, panelled bath with mixer tap, shower over, glass shower screen, extractor fan, fully tiled walls, tile effect vinyl floor, frosted window to side, vanity mirror, heated towel rail.

#### **Outside**

##### **Front Garden**

Brick paved with lawn, providing off-street parking and direct access to brick built garage.

##### **Garage**

8' 2" x 7' 10" ( 2.49m x 2.39m )

Power and light up and over door. Side pedestrian access to:-

##### **Rear Garden**

37' x 36' ( 11.28m x 10.97m )

Beautifully maintained, laid to lawn with paved patio, timber shed to side, brick built grill, beds, side pedestrian access, tap, door to garage. Gated picket fence giving access to private river embankment overlooking and with views over the River Lea to rear with decked landing to mooring.



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welcome to

## Government Row, Enfield

- Gated Conservation Area
- Idyllic Setting With Views Over Rivers To Front & Rear
- Four Double Bedrooms
- Beautifully Fitted Kitchen / Breakfast / Dining Room
- En-Suite To Master Bedroom

Tenure: Freehold EPC Rating: D

offers in excess of

**£800,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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## Government Row, Enfield, EN3

Approximate Area = 1316 sq ft / 122.3 sq m  
Garage = 64 sq ft / 5.9 sq m  
Outbuilding = 32 sq ft / 2.9 sq m  
Total = 1412 sq ft / 131.1 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). © nichecom 2026. Produced for Barnard Marcus. REF: 1463690



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