



**Sika Gardens, Enfield, EN2 8GP**

**welcome to**  
**Sika Gardens, Enfield**

Built just two years ago to an exacting standard Barnfields are delighted to offer for sale this stunning three bedroom semi-detached house with fantastic views over Greenbelt land to the rear. Located close to Gordon Hill Station (Moorgate Line) and within easy access of the M25 motorway, Chase Farm Hospital and good schools including The Wren and One Degree academies, this property features Solar Panels and a new homes warranty.

Must be viewed!



### Hallway

Herringbone laminate flooring, radiator, large understairs cupboard, spotlights.

### Lounge

14' 10" x 11' ( 4.52m x 3.35m )

Herringbone laminate flooring, radiator, double glazed windows to front, contemporary electric fireplace.

### Downstairs WC

A wide room with WC, wall mounted hand basin, part tiled walls, spotlights, tiled floor.

### Kitchen / Breakfast Room

15' 7" x 11' 7" ( 4.75m x 3.53m )

Herringbone laminate flooring, radiator, double glazed bi-fold doors opening to the garden plus double glazed window, radiator, open plan to kitchen area with range of slate coloured wall and base units, Quartz worktops and upstands, undermount sink, built-in double oven, integrated dishwasher, washing machine and fridge/freezer, gas hob with extractor above, splashbacks.

### First Floor

#### Landing

Fitted carpet, loft hatch opening to loft storage space.

#### Bedroom One

12' 11" x 11' 5" ( 3.94m x 3.48m )

Fitted carpet, radiator, double glazed windows to front built-in wardrobes, door to:-

#### En-Suite

Step-in shower unit, WC, wall mounted hand basin, tiled walls and floor, double glazed windows to front, spotlights, chrome heated towel rail.

#### Bedroom Two

12' 2" x 8' 6" ( 3.71m x 2.59m )

Fitted carpet, double glazed windows to rear, feature wall of acoustic wood panelling, radiator.

#### Bedroom Three

11' 11" x 6' 8" ( 3.63m x 2.03m )

Fitted carpet, radiator, double glazed windows to rear, built-in wardrobes.

#### Bathroom

Panelled bath, panelled bath with shower above and glass screen, WC, wall mounted hand basin, tiled walls and floor, spotlights, chrome heated towel rail.

#### Outside

#### Rear Garden

A pretty well stocked Southerly facing rear garden with fantastic views over Greenbelt land! Patio area to front, stepping stones to rear plus side access gate.

#### Parking

An allocated parking space with EV charger.

#### Agents Note

The Land Registry title has yet to be updated with the Vendor's details. Please ask the branch for more details.



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welcome to

## Sika Gardens, Enfield

- Three Bedrooms
- Two Bathrooms Plus Downstairs WC
- Kitchen / Breakfast Rooms
- Stunning South Facing Garden With Views Over Greenbelt Land
- Allocated Parking Space With EV Charger & Solar Panels

Tenure: Freehold EPC Rating: A

Council Tax Band: F

# £635,000



Please note the marker reflects the postcode not the actual property

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ENF105989 - 0002

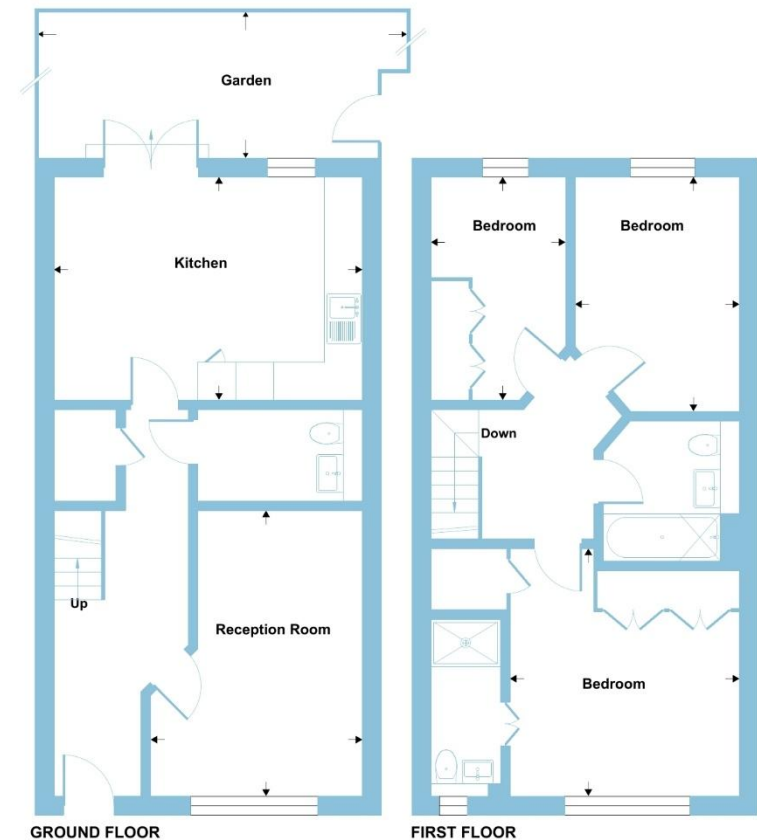
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## Sika Gardens, Enfield, EN2

Approximate Area = 1032 sq ft / 95.8 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richrecom 2026. Produced for Barnard Marcus. REF: 1477491



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