



**Holly Walk, Enfield, EN2 6QB**



**welcome to**  
**Holly Walk, Enfield**

Barnfields are extremely pleased to offer this mid terrace, period cottage of charm and character in the heart of Enfield's conservation area, just behind and within a short level walking distance of Enfield Town shopping centre, within walking distance of both Enfield Chase (Moorgate Line) and Enfield Town (Liverpool Street Line) Rail Stations.

This chain free property is well presented throughout and just some of its many pleasing features include:-



### **Entrance Lobby**

Vinyl floor, multi-paned door to lounge/dining room.

### **Lounge / Dining Room**

19' 8" x 14' 1" max ( 5.99m x 4.29m max )

Laminate floor, two radiators, fireplace with wooden mantel, panelling to walls, understairs storage cupboard/meter cupboard.

### **Kitchen / Breakfast Room**

14' 5" max x 14' 1" max ( 4.39m max x 4.29m max )

Kitchen area is beautifully fitted attractive in cottage style units, comprising base units with worktops, inset stainless steel sink unit, inset gas hob unit with fume extractor hood over, built-in oven, plumbing for washing machine, integrated fridge-freezer, two skylights, attractive quarry tiled floor, double glazed French windows to garden.

### **Shower Room / WC**

Double width walk-in shower area, vanity wash hand basin with cupboard under, low flush WC (white suite), quarry tiled floor, column radiator/heated towel rail, part tiled walls.

### **First Floor**

#### **Landing**

Engineered wood floor, access to loft.

#### **Bedroom One**

14' 1" x 10' 5" ( 4.29m x 3.17m )

Laminate floor, radiator, range of built-in wardrobe cupboards, wash hand basin.

#### **Bedroom Two**

11' 4" x 9' ( 3.45m x 2.74m )

Laminate floor, range of built-in wardrobe cupboards, radiator, wash hand basin, airing cupboard housing wall mounted gas heating boiler (modern).

### **Outside**

#### **Rear Garden**

Approximately 70' of west facing rear garden with patio, pathway with flower and shrub borders, rear pedestrian access onto Chapel Street and Little Park Gardens.

### **Garage**

17' 1" x 10' ( 5.21m x 3.05m )

Large brick built pitched and tiled roof with remote control up and over door, power and lighting.





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welcome to

## Holly Walk, Enfield

- Large Detached Garage
- Spacious Attractive Lounge / Dining Room
- Good Sized Kitchen / Breakfast Room
- Ground Floor Bathroom
- Two Double Bedrooms

Tenure: Freehold EPC Rating: D

# OIEO £500,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
ENF102334 - 0004

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## Holly Walk, Enfield, EN2

Approximate Area = 779 sq ft / 72.3 sq m  
Garage = 173 sq ft / 16.1 sq m  
Total = 952 sq ft / 88.4 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). © nrichcom 2025. Produced for Barnard Marcus. REF: 1336115



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