



**Parsonage Gardens, Enfield EN2 6JR**

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**Parsonage Gardens, Enfield**

Beautifully presented four bedroom family house situated in this most desirable cul-de-sac location adjacent to and with views of the old course of the New River and playing fields beyond. Just a short level walking of Enfield Town with multiple shopping facilities and rail stations (Moorgate and Liverpool Street Lines), this distinctive house offers two spacious reception rooms, 17' kitchen/breakfast room, ground floor WC, two bathrooms, west facing garden to rear and off-street parking to front. Sole Agents.





### Entrance Hall

Original leaded glass double front doors, wood effect Amtico floor, dado rail, coving to ceiling.

### Lounge

14' 3" into bay x 12' 11" max ( 4.34m into bay x 3.94m max )

Fitted carpet, coving to ceiling, column radiator.

### Dining Room

23' 2" x 10' 10" max ( 7.06m x 3.30m max )

Wood effect Amtico floor, two double radiators, recess for workstation, sunken spotlights to ceiling, double doors to rear garden, open to kitchen.

### Kitchen

17' 6" x 8' max ( 5.33m x 2.44m max )

Fitted in a range on wood base, wall and display cupboards with inset butler sink to wooden worksurface and drainer, plumbing for washing machine and dish washer, space for range cooker with tiled splashback, extractor fan over, space for American style fridge freezer, double radiator, wood effect Amtico floor, spotlights to ceiling, open to dining room.

### Cloakroom W.C.

Hand basin, W.C, wood effect Amtico floor, extractor fan.

### First Floor

#### Landing

Fitted carpet, dado rail, stairs to first floor.

#### Bedroom One

14' 9" into bay x 12' 6" max ( 4.50m into bay x 3.81m max )

Fitted carpet, column radiator, coving to ceiling, panelled walls to dado level, views over river and school field beyond.



#### Bedroom Two

12' 6" max x 11' 1" ( 3.81m max x 3.38m )  
Fitted carpet, radiator, coving to ceiling, double built in cupboard.

#### Bedroom Three

8' 8" x 6' 4" ( 2.64m x 1.93m )

Fitted carpet, coving to ceiling, oriel bay window to front with views over river and school field beyond.

#### Bathroom W.C.

White suite comprising W.C, hand basin, panelled bath with shower screen, heated towel rail, ceramic tiled walls, part tiled floor, coving to ceiling.

### Second Floor

#### Master Bedroom

17' 6" max x 13' 5" ( 5.33m max x 4.09m )  
Dual aspect, fitted carpet, column radiator, eaves storage cupboard, sunken spotlights to ceiling, double doors to Juliet balcony.

#### En-Suite Shower Room

Beautifully appointed in a modern white suite comprising W.C, vanity basin with mixer tap, cupboard under, walk in shower with glass screen, fully tiled walls and floor, heated towel rail, extractor fan, spotlights to ceiling.

### Outside

#### Front Garden

Brick retaining wall, paved drive for off street parking, laid to lawn with boundary hedge.

#### West Facing Rear Garden

Laid to lawn, paved patio, mature trees and shrubs, timber shed, rear pedestrian / vehicular access.



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## Parsonage Gardens, Enfield

- Quiet Cul-De-Sac Location
- En-Suite To Master Bedroom
- West Facing Rear Garden
- Close To Good Schools
- Off Street Parking

Tenure: Freehold EPC Rating: Awaited

# £800,000



### Parsonage Gardens, Enfield, EN2

Approximate Area = 1440 sq ft / 133.7 sq m  
 Limited Use Area(s) = 176 sq ft / 16.3 sq m  
 Total = 1616 sq ft / 150 sq m

For identification only - Not to scale

Denotes restricted head height



Please note the marker reflects the postcode not the actual property

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Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Barnard Marcus. REF: 1477105



Property Ref:  
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