



Falmer Road, Enfield, EN1 1PZ

welcome to
Falmer Road, Enfield

Barnfields are delighted to offer this beautifully presented older style three bedroom house in a sought after and convenient residential turning, within level walking distance of Enfield Town shopping centre and rail station (Liverpool Street Line) and schools. Bush Hill Park open space is close at hand.



Entrance Hall

Original front door with stained glass inserts, original stripped flooring, radiator, three understairs storage cupboards.

Lounge

13' 6" x 11' 7" (4.11m x 3.53m)

Handsome cast iron fireplace with tiled slips, two radiators.

Dining Room

11' 8" x 9' 2" (3.56m x 2.79m)

Laminate floor, radiator, double glazed French windows to garden.

Kitchen / Breakfast Room

17' 3" x 8' 10" (5.26m x 2.69m)

Dual aspect.

Comprehensively fitted in modern units, comprising base units with quartz worktops, inset butler sink unit, matching wall cabinets, cast iron fireplace with tiled slips, inset gas hob unit with fume extractor over, built-in oven, stripped floor, door to garden.



First Floor

Bedroom One

15' 2" x 11' 2" (4.62m x 3.40m)

Stripped floor, range of built-in wardrobe cupboards, radiator.

Bedroom Two

11' 9" x 9' (3.58m x 2.74m)

Stripped floor, radiator, built-in wardrobe cupboard.

Bedroom Three

9' 1" x 9' 1" (2.77m x 2.77m)

Fitted carpet, radiator, original cast iron fireplace.

Bathroom

Panelled bath with mixer taps and shower attachment, shower screen, pedestal wash hand basin, low flush WC (white suite), ceramic tiled floor, part tiled walls, radiator.

Outside

Rear Garden

Approximately 50' of rear garden, laid to lawn, flower and shrub borders, timber shed, brick paved patio.



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Falmer Road, Enfield

- Sash Style Double Glazed Windows
- Period Fireplaces
- Attractive Lounge
- Separate Dining Room
- Good Sized Kitchen / Breakfast Room

Tenure: Freehold EPC Rating: D

Council Tax Band: D

OIEO £575,000



Please note
the marker
reflects the
postcode
not the
actual
property

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Property Ref:
ENF105899 - 0003

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Approximate Area = 1017 sq ft / 94.4 sq m
Outbuilding = 45 sq ft / 4.1 sq m
Total = 1062 sq ft / 98.5 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: 1489506



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