



The Coppice, Enfield EN2 7BY

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welcome to

The Coppice, Enfield

Stunning four bedroom two bathroom detached family house situated in this quiet residential location surrounded by properties of similar stature adjacent Enfield Golf Course, and within close proximity of shops, schools (Highlands, Merryhills & Grange Park), Enfield Chase Rail station (Moorgate Line), with Enfield Town park, library and multiple shopping centre close at hand.

Extending to over 2300 sq ft of living accommodation and beautifully presented throughout.







Spacious Entrance Hall

Wood effect ceramic tiled floor, spotlights to ceiling, sunken mat, understairs storage cupboard, double doors to lounge.

Dual Aspect Lounge

14' 11" x 13' 7" (4.55m x 4.14m)

Fitted carpet, double radiator, spotlights to ceiling.

Study

14' 11" x 9' 8" (4.55m x 2.95m)

Wood effect ceramic tiled floor, spotlights to ceiling, double built in cupboard.

Kitchen / Dining / Lounge

27' 8" max x 22' 10" max (8.43m max x 6.96m max)

Beautifully fitted and presented in a range of matching base, wall and larder cupboards with matching island, two integrated ovens and grills, dishwasher, induction hob with extractor fan, wine cooler, fridge and freezer, with single bowl stainless steel sink inset to marble worksurface and drainer, breakfast bar, wood effect ceramic tiled floor, spotlights to ceiling, two sets of bi-folding doors to rear patio/garden.

Utility Room

6' 10" x 5' 7" (2.08m x 1.70m)

Fitted in a range of white base and wall units with single bowl stainless steel sink and drainer inset to worksurface, plumbing for washing machine, wood effect ceramic tiled floor, window to side.

Cloakroom W.C

Comprising W.C, vanity basin with mixer taps over, fully tiled walls and floor, extractor fan, sunken spotlights to ceiling.

First Floor

Landing

Fitted carpet, double radiator, access to loft, airing cupboard, window to side, spotlights to ceiling.

Bedroom One

16' x 11' 6" (4.88m x 3.51m)

Fitted carpet, two double radiators, sunken spotlights to ceiling, double built in wardrobe cupboards, open to:-

Walk In Wardrobe

8' 8" x 6' (2.64m x 1.83m)

Fitted carpet, fitted in a range of floor to ceiling wardrobe cupboards, door to:-

En-Suite Shower Room

Comprising a double wash hand basin with mixer taps over, W.C, double shower cubicle, fully tiled walls and floor, underfloor heating, extractor fan, spotlights to ceiling.

Bedroom Two

15' 2" x 11' 4" (4.62m x 3.45m)

Fitted carpet, double radiator, spotlights to ceiling, double built in wardrobe cupboard.

Bedroom Three

18' 4" to extreme x 12' 2" (5.59m to extreme x 3.71m)

Fitted carpet, double radiator, spotlights to ceiling, double built in wardrobe cupboard, door to En-Suite shower room.

En-Suite Shower Room

Comprising a vanity wash hand basin with mixer taps over, W.C, double shower cubicle, fully tiled walls and floor, underfloor heating, extractor fan, spotlights to ceiling, heated towel rail.

Bedroom Four

12' 3" x 11' (3.73m x 3.35m)

Fitted carpet, double radiator, spotlights to ceiling, double built in wardrobe cupboard.

Bathroom

Comprising vanity wash hand basin with mixer taps over, W.C, panelled bath with central mixer tap and shower attachment, tiled shower cubicle, fully tiled walls and floor, underfloor heating, heated towel rail, extractor fan, spotlights to ceiling.

Outside

Front Garden

Block paved driveway providing off street parking for several cars, laid to lawn with shrubs to beds, steps and step-free access to front door and side access to rear garden.

Rear Garden

Large paved terrace with retaining wall via Lounge / Kitchen / Diner, steps to rear lawn with glass balustrade.

Garage

24' x 14' 9" (7.32m x 4.50m)

Power and light, with electric door.



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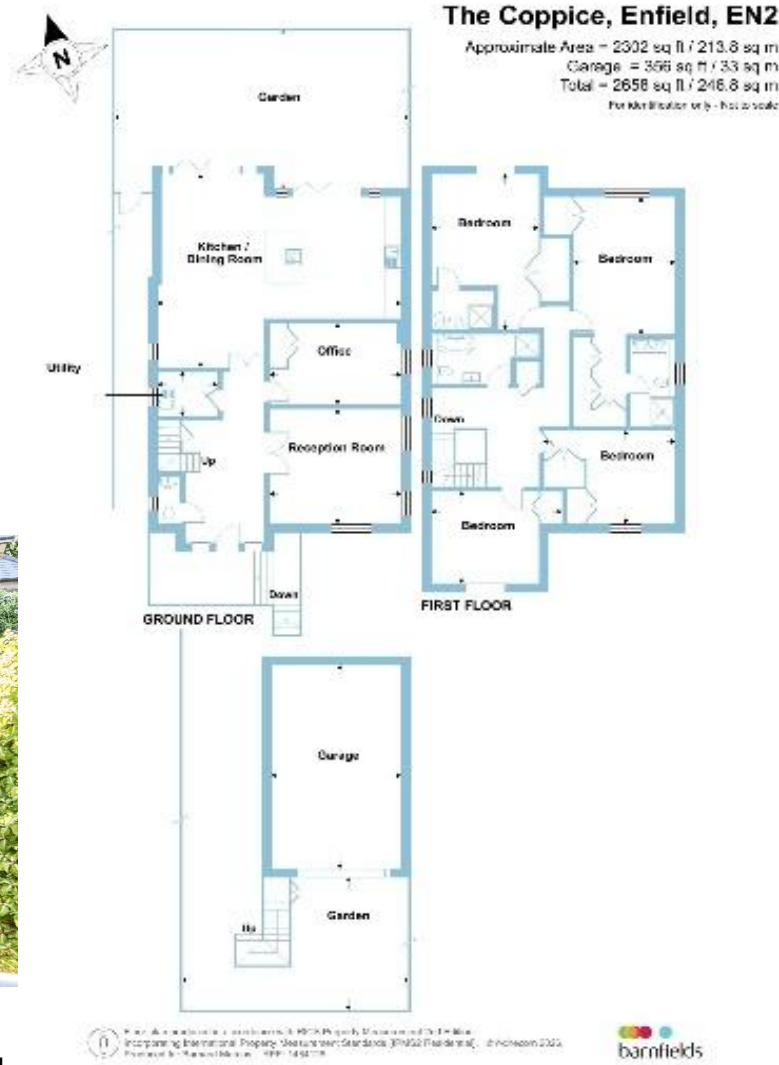
welcome to

The Coppice, Enfield

- Four Double Bedrooms
- Garage Own Drive
- Close Proximity Of Highlands School
- 27' x 22' Lounge / Kitchen Diner
- In Excess Of 2300 Sq Ft Living Accommodation

Tenure: Freehold EPC Rating: A
Council Tax Band: G

£1,250,000



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Please note the marker reflects the postcode not the actual property

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