



Garnault Road, Enfield, EN1 4TR

welcome to
Garnault Road, Enfield

Barnfields are delighted to offer this mid-terraced house of charm and character, located close to Forty Hall Country Park and Conservation area, within good access of Enfield Town multiple shopping centre and good schools. The property requires some modernisation but has many pleasing features.



Entrance Hall

Fitted carpet, radiator, dado rail, understairs storage cupboard.

Lounge

12' 9" x 12' 1" (3.89m x 3.68m)

Fitted carpet, radiator, original cast iron fireplace and mantel surround.

Dining Room

16' 2" x 11' 9" (4.93m x 3.58m)

Fitted carpet, radiator, built-in storage cupboards to recess.

Kitchen

9' 6" x 6' (2.90m x 1.83m)

Base units and worktops, one and half bowl sink unit, matching wall cabinets, plumbing for washing machine, ceramic tiled floor.

Utility Room

6' x 4' 6" (1.83m x 1.37m)

Ceramic tiled floor, radiator.

Conservatory

11' 9" x 10' (3.58m x 3.05m)

Brick built with UPVC double glazed windows, double glazed French windows onto garden, ceramic tiled floor, radiator.

First Floor

Landing

Fitted carpet, access to loft via built-in ladder.

Bedroom One

16' 2" x 10' 10" (4.93m x 3.30m)

Fitted carpet, radiator, wall mounted Vaillant gas central heating boiler.

Bedroom Two

12' 6" x 9' 4" (3.81m x 2.84m)

Fitted carpet, radiator, double built-in wardrobe cupboard.

Bathroom / WC

Panelled bath with separate shower control, shower screen, pedestal wash hand basin, low flush WC (white suite), wood flooring, radiator, fully tiled walls.

Outside

Rear Garden

Approximately 50' of west facing rear garden, laid to lawn, flower and shrub borders, outside water tap, timber shed.



view this property online barnfields.co.uk/Property/ENF106176







welcome to

Garnault Road, Enfield

- Two Good Sized Reception Rooms
- Kitchen And Utility Room
- Conservatory
- No Chain
- 50' West Facing Rear Garden

Tenure: Freehold EPC Rating: Awaited

£475,000



Please note the marker reflects the postcode not the actual property

check out more properties at barnfields.co.uk



Property Ref:
ENF106176 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Garnault Road, Enfield, EN1
Approximate Area = 979 sq ft / 90.9 sq m (excludes shed)
For identification only - Not to scale



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: 1526899

barnfields

barnfields



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



barnfields.co.uk