



**Wetherby Road, Enfield, EN2 0NU**



**welcome to**  
**Wetherby Road, Enfield**

Barnfields are pleased to offer this end of terrace three bedroom house, delightfully located at the end of a cul-de-sac, backing onto and with views over playing fields, within a short walking distance of Gordon Hill Rail Station (Moorgate Line) and easy access of Enfield Town shopping centre and good schools.

The property requires modernisation, but offers excellent potential to the discerning buyer.

Features include:-





### Entrance Hall

Vinyl floor, radiator.

### Lounge

15' 8" x 14' 3" ( 4.78m x 4.34m )

Fitted carpet, radiator.

### Dual Aspect Kitchen

13' 6" x 9' ( 4.11m x 2.74m )

Stainless steel sink unit, wall cabinets, understairs storage cupboard, ceramic tiled floor, radiator.

### Utility Room

11' x 6' ( 3.35m x 1.83m )

Radiator, ceramic tiled floor, wall mounted gas central heating boiler, door to garden.

### First Floor

#### Spacious Landing

Access to loft.

#### Bedroom One

12' 8" x 10' 7" ( 3.86m x 3.23m )

Stripped floor, radiator.

#### Bedroom Two

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

Radiator.

#### Bedroom Three

9' 5" x 8' ( 2.87m x 2.44m )

Radiator, built-in storage cupboard/wardrobe cupboard.

#### Bathroom

Panelled bath, vanity wash hand basin with cupboard under, low flush WC, ceramic tiled floor, fully tiled walls, storage cupboard.

#### Outside

##### Rear Garden

Approximately 35' of rear garden, siding onto playing fields, walled, side pedestrian access.

##### Parking

This is a quiet section of the road, with generally parking available outside the property.



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welcome to

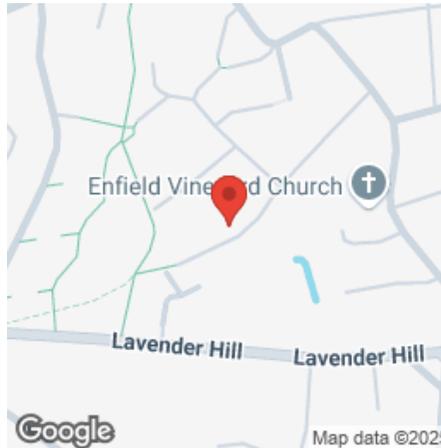
## Wetherby Road, Enfield

- Delightful Outlook
- 35' Rear Garden
- No Chain
- Large Kitchen
- Utility Room

Tenure: Freehold EPC Rating: C  
Council Tax Band: B

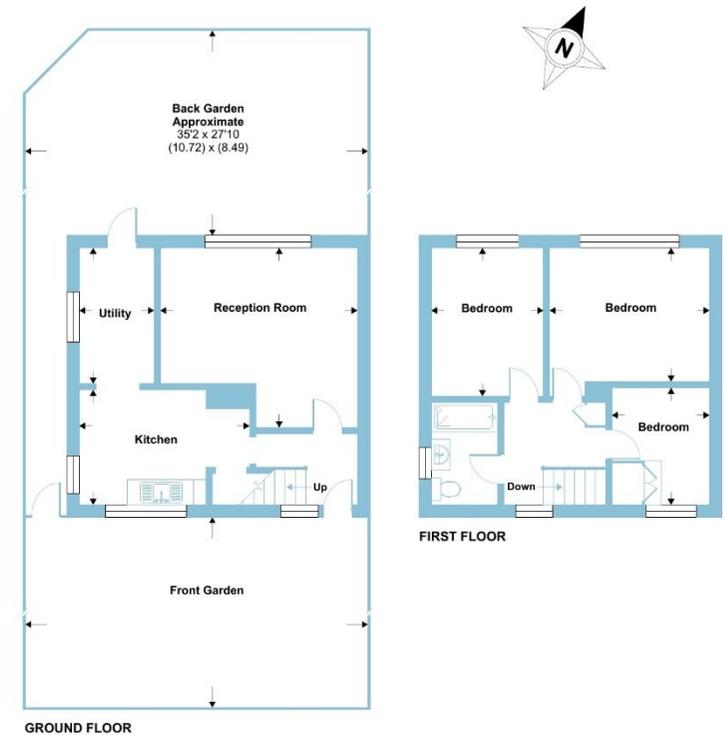
# £450,000

Please note the marker reflects the  
postcode not the actual property



Wetherby Road, Enfield, EN2

Approximate Area = 914 sq ft / 84.9 sq m  
For identification only - Not to scale



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Property Ref:  
ENF105227 - 0004

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