



The Brackens, Enfield, EN1 2JY

welcome to

The Brackens, Enfield

Barnfields are delighted to offer for sale this spacious and extended four bedroom detached house in a most sought after location within a short level walking distance of Bush Hill Park Overground Station (Liverpool Street Line with connection at Seven Sisters to Victoria Underground Line) giving quick access to Kings Cross, the West End and beyond, in addition to convenient bus routes. Excellent primary and secondary schools including the OFSTED "Outstanding" rated Raglan Primary School are also within close proximity.

The property is offered in very good condition throughout, boasts a 19ft Kitchen/Breakfast room, a 28ft lounge and must be viewed to be fully appreciated. Early viewing is highly recommended.



Attractive Leaded Front Door

With matching ornate leaded panel opens to a porch with two fitted cloaks cupboards, door opens to:-

Hallway

Laminate flooring, radiator, built-in understairs cupboards.

Lounge

28' x 12' 4" (8.53m x 3.76m)

Laminate flooring, double glazed bay window to front, fireplaces with marble hearths, one with bespoke black granite plinth and gas fire, two radiators, dado rail, open to:-

Dining Room

11' 4" x 9' 1" (3.45m x 2.77m)

Continued laminate flooring, radiator, leaded double glazed windows and French doors opening to the garden.

Kitchen / Breakfast Room

19' 6" x 16' 1" (5.94m x 4.90m)

Comprehensively fitted with a range of fitted wall and base units with toning worktops and upstands, undermount sink, integrated dishwasher, space for fridge/freezer, built-in double oven, induction hob with extractor above, serving hatch to dining room, Amtico flooring, leaded double glazed window to rear, radiator, double glazed door to garden, ornamental wood effect beams, space for a table and chairs, door to:-

Lobby

With doors to WC and Garage.

Downstairs WC

Low level WC, wall mounted hand basin, part tiled walls and vinyl tiled floor.

First Floor

Landing

Fitted carpet, airing cupboard housing immersion heater, loft hatch opening to insulated loft space with potential to board for additional storage.

Bedroom One

15' x 11' 11" (4.57m x 3.63m)

Fitted carpet, range of fitted wardrobes, double glazed bay window to front, two radiators.

Bedroom Two

18' 5" x 8' 2" (5.61m x 2.49m)

Dual aspect room with double glazed windows to front and side, fitted carpet, radiator, built-in fitted wardrobes, door to:-

En-Suite

Tiled panelled bath with power shower, low level WC with concealed cistern, wall mounted hand basin, tiled floor, leaded double glazed window to rear, radiator, tiled floor.

Bedroom Three

12' 6" x 12' 3" (3.81m x 3.73m)

Fitted carpet, fitted wardrobes, radiator, leaded double glazed windows to rear.

Bedroom Four

8' 10" x 6' 7" (2.69m x 2.01m)

Fitted carpet, double glazed windows to front, radiator.

Bathroom

Tiled panelled bath with shower over, step-in shower unit with power shower, low level WC, pedestal wash hand basin, radiator with integral heated towel rail, two leaded double glazed windows to rear, fully tiled walls and floor.

Outside

Rear Garden

A pretty and well stocked rear garden with paved patio area to front, mature tree and shrub borders and central lawn, tap.

Summerhouse

16' x 10' (4.88m x 3.05m)

A versatile space with power and light, with additional storage area to side.

Off-Street Parking

Paved off-street parking to front for three cars.

Garage

A single integral garage accessed internally via the lobby or a remote controlled door from the front of the house with power and light, EV car charger, water tap, plumbing for water softener, plumbing for washing machine, additional storage platform, tiled floor.



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welcome to

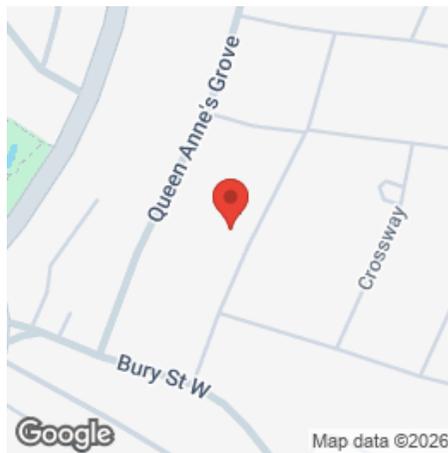
The Brackens, Enfield

- 28ft Lounge + Dining Room
- Large Extended Kitchen / Breakfast Room
- Downstairs WC
- Two Bathrooms
- Integral Garage

Tenure: Freehold EPC Rating: D

Council Tax Band: G

£900,000



Please note the marker reflects the postcode not the actual property

The Brackens, Enfield, EN1

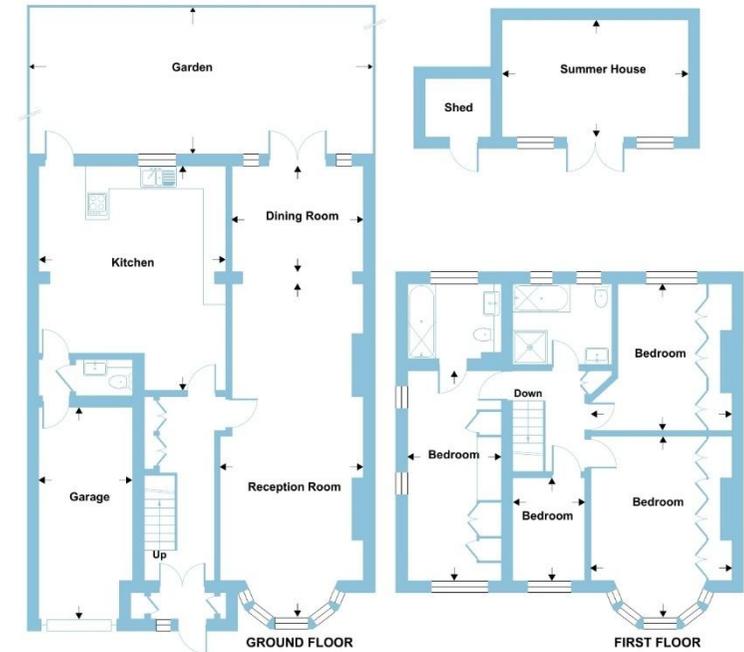
Approximate Area = 1622 sq ft / 150.6 sq m

Garage = 143 sq ft / 13.2 sq m

Outbuildings = 188 sq ft / 17.4 sq m

Total = 1953 sq ft / 181.2 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: 1422621



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