



**Waverley Road, Enfield, EN2 7BT**

**welcome to**  
**Waverley Road, Enfield**

Barnfields are extremely pleased to offer this beautifully appointed, spacious four bedroom townhouse in a most sought after turning close to Enfield Golf Course, within a short walking distance of Enfield Chase Rail Station (Moorgate Line) and Enfield Town shopping centre. Good schools are close at hand.

The bright and spacious accommodation requires some modernisation.



### **Entrance Hall**

Laminate floor, radiator.

### **Cloakroom / WC**

Low flush WC, vanity wash hand basin with cupboard under, radiator, ceramic tiled floor and walls.

### **Kitchen / Dining Room**

15' 6" x 14' 3" ( 4.72m x 4.34m )

The kitchen area is comprehensively fitted in modern units, comprising base units with worktops, inset one and half bowl sink unit, built-in fume extractor hood over cooker space, plumbing for washing machine and dishwasher, wall mounted gas central heating boiler, ceramic tiled floor, radiator, double glazed casement door to garden.

### **First Floor**

#### **Landing**

Fitted carpet, airing cupboard housing hot water tank.

#### **Lounge**

15' 6" x 14' 3" ( 4.72m x 4.34m )

Laminate floor, radiator, large bright and attractive semi-circular bay window.

#### **Bedroom Four**

11' 3" x 10' 9" ( 3.43m x 3.28m )

Fitted carpet, radiator.

#### **Bathroom / WC**

Large shower cubicle, low flush WC, bowl sink unit, heated towel rail, vinyl floor, fully tiled walls.

### **Second Floor**

#### **Bedroom One**

15' 5" x 13' 6" ( 4.70m x 4.11m )

Fitted carpet, radiator, access to loft.

#### **En-Suite Bathroom / WC**

Panelled bath, vanity wash hand basin with cupboard under, low flush WC (white suite), heated towel rails, fully tiled floor, vinyl floor.

#### **Bedroom Two**

14' x 8' 7" ( 4.27m x 2.62m )

Fitted carpet, radiator, built-in wardrobe cupboard.

#### **Bedroom Three**

11' 3" x 6' 7" ( 3.43m x 2.01m )

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

### **Outside**

#### **Integral Garage**

Single good sized integral garage, power and lighting, approached via own front driveway with off-street parking for 2/3 cars.

#### **Rear Garden**

Approximately 45' of rear garden, large patio, laid to lawn, flower and shrub borders, rear pedestrian gate onto Badgers Close.



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welcome to

## Waverley Road, Enfield

- Four Good Sized Bedrooms
- En-Suite Bathroom / WC To Master Bedroom
- No Chain
- Large Attractive Lounge
- Spacious Kitchen / Dining Room

Tenure: Freehold EPC Rating: C

Council Tax Band: F

# £700,000



Please note the marker reflects the postcode not the actual property

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Property Ref:  
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## Waverley Road, Enfield, EN2

Approximate Area = 1353 sq ft / 125.6 sq m (excludes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Barnard Marcus. REF: 1426282

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