



The Coppice, Enfield, EN2 7BY

welcome to

The Coppice, Enfield

Barnfields are delighted to offer for sale this substantial detached family house in a most sought after location just moments walk of Enfield Golf Club and a short distance from Enfield Chase Overground Station, Enfield Town Shopping Centre, good school catchments plus Oakwood Tube station is also a short bus ride away.

The property boasts over 2500sq ft of living space and benefits from a self contained studio annexe to the side.

Must be viewed to be fully appreciated!



Front Door

Double glazed doors open to:-

Hallway

Laminate flooring, radiator.

Downstairs WC

Low level WC, wall mounted hand basin, laminate flooring, chrome heated towel rail.

Kitchen

15' 6" x 9' 6" (4.72m x 2.90m)

Range of stunning fitted light gloss wall and base units with toning Quartz worktops and upstands, undermount sink, five ring gas hob with extractor above, built-in oven and microwave, integrated dishwasher and fridge/freezer, tiled flooring, double glazed window to side, spotlights.

Utility Room

6' 11" x 5' (2.11m x 1.52m)

Built-in light gloss wall and base units with toning Quartz worktop and upstands, undermount sink, plumbing for washing machine, double glazed window to front, double glazed door to side, tiled flooring.

Lounge

25' 11" x 15' 2" (7.90m x 4.62m)

A spacious dual aspect room with wood flooring, double glazed windows to side and rear, spotlights, two radiators, double glazed doors to:-

Conservatory

16' 8" x 9' 9" (5.08m x 2.97m)

A double glazed conservatory room with wood flooring and doors opening to the garden plus door opening to the annexe to the side.

Annexe

Accessed internally via a door from the hallway and also the conservatory.

Studio Room/Second Lounge

19' 2" x 16' 6" (5.84m x 5.03m)

A bright and spacious room with wood flooring, two lots of double glazed windows to front, radiator, spotlights double doors opening to:-

Music Room/Kitchen Area

16' 4" x 12' 3" (4.98m x 3.73m)

Formerly a kitchen for the studio annexe, wood flooring, radiator, double glazed window to side, built-in cupboard, door to conservatory, door to:-

Shower Room

Tiled walk-in shower unit, hand basin with drawers beneath, WC, tiled floor, part tiled walls double glazed window to rear.

First Floor

Landing

Fitted carpet, loft hatch opening to loft storage space, double glazed window to front.

Bedroom One

15' 8" x 11' (4.78m x 3.35m)

Fitted carpet, range of built-in wardrobes, radiator, double glazed windows to rear.

Bedroom Two

14' 11" x 9' 11" (4.55m x 3.02m)

Fitted carpet, range of built-in wardrobes, radiator, double glazed windows to rear.

Bedroom Three

12' 11" x 8' (3.94m x 2.44m)

Fitted carpet, range of built-in wardrobes, radiator, double glazed windows to front.

Bedroom Four

10' 10" x 8' 2" (3.30m x 2.49m)

Fitted carpet, built-in wardrobe, radiator, double glazed windows to front.

Bathroom

Large fully tiled walk-in shower unit, matching "his and hers" hand basins with cupboards beneath, panelled bath, low level WC with shower attachment, fully tiled walls and floor.

Outside

Rear Garden

With wrap around patio area, lawn with mature tree and shrub borders, gates to both sides - one leading to the front of the house and the other to the garage.

Garage

21' 2" x 15' 1" (6.45m x 4.60m)

A large detached garage with up and over door and small pedestrian door to front, with power and light.

Off-Street Parking

Brick paved off-street parking to the front.



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welcome to

The Coppice, Enfield

- Bonus Studio Annexe To Side
- Newly Fitted Kitchen & Utility Room
- Large Rear Lounge & Conservatory
- Four Bedrooms
- Two Bathrooms & Downstairs WC

Tenure: Freehold EPC Rating: C

Council Tax Band: G

£1,200,000



Please note the marker reflects the postcode not the actual property



The Coppice, Enfield, EN2

Approximate Area = 2255 sq ft / 209.4 sq m

Garage = 289 sq ft / 26.8 sq m

Total = 2544 sq ft / 236.2 sq m

For identification only - Not to scale



GROUND FLOOR

FIRST FLOOR



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2026. Produced for Barnard Marcus. REF: 1425645



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Property Ref:
ENF105782 - 0002

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