



Edenbridge Road, Enfield, EN1 2HT



welcome to

Edenbridge Road, Enfield

Situated in this beautiful tree lined turning, just minutes from local shops, Bush Hill Park Rail Station (Liverpool Street Line/ Weaver Line), Raglan Primary School and the Bush Hill Park Conservation Area, this delightful three bedroom Edwardian character house, beautifully maintained, modernised and enhanced by the current vendor and offered on a chain free basis.

The property also benefits from being within easy access of Enfield Town with its multiple shopping facilities and transport links, parks, pubs and restaurants and the A10 with its abundance of retail facilities.



Entrance Hall

Solid wood floor, double radiator, decorative rose, cornice to ceiling, picture rail, original front door, understairs storage/meter cupboard.

Lounge

14' 10" into bay x 12' 9" max (4.52m into bay x 3.89m max)
Stripped wood floor, picture rail, coving to ceiling, decorative rose, attractive cast iron fireplace, built-in media units to alcove, double radiator.

Rear Reception / Dining Room

20' 5" x 11' 2" max (6.22m x 3.40m max)
Stripped wood floor, two double radiators, coving to ceiling, sunken spotlights to ceiling, roof lantern, double glazed French doors to garden.

Kitchen

17' x 9' 6" max (5.18m x 2.90m max)
Comprehensively fitted in a range of dark blue base and wall cupboards with butler sink and tiled splashback, quartz worksurface and drainer, plumbing for washing machine and dishwasher, integrated electric oven (double) and grill, gas hob with fume extractor fan over, integrated fridge and freezer, porcelain plank tiled floor, casement door to garden, roof lantern, double radiator, coving to ceiling.

First Floor

Landing

Fitted carpet, access to loft with pull down ladder, picture rail.

Bedroom One

14' 9" into bay x 10' 9" (4.50m into bay x 3.28m)
Solid wood floor, double radiator, coving to ceiling, bay window to front aspect.

Bedroom Two

12' x 8' 10" max (3.66m x 2.69m max)
Stripped wood floor, double radiator, coving to ceiling, cupboard housing gas central heating boiler, range of built-in wardrobe cupboards.

Bedroom Three

8' 9" x 7' 10" (2.67m x 2.39m)
Fitted carpet, double radiator, double built-in cupboard, coving to ceiling.

Bathroom

Beautifully appointed in a modern white suite comprising low flush WC, half pebble style vanity basin with mixer tap over, cupboard under, glass shower cubicle, heated towel rail, freestanding double ended bath with central mixer tap and shower attachment, sunken spotlights to ceiling, extractor fan, wood effect floor.

Outside

Off-Street Parking

Crazy paved off-street parking for two vehicles to front.

Rear Garden

South facing, large decked patio, laid to lawn, flower and shrub beds, mature trees.



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Edenbridge Road, Enfield

- Two Spacious Reception Rooms
- 17' Kitchen / Breakfast Room
- South Facing Rear Garden
- Off-Street Parking
- Catchment To Raglan School

Tenure: Freehold EPC Rating: D

Council Tax Band: E

£685,000



Please note the marker reflects the postcode not the actual property

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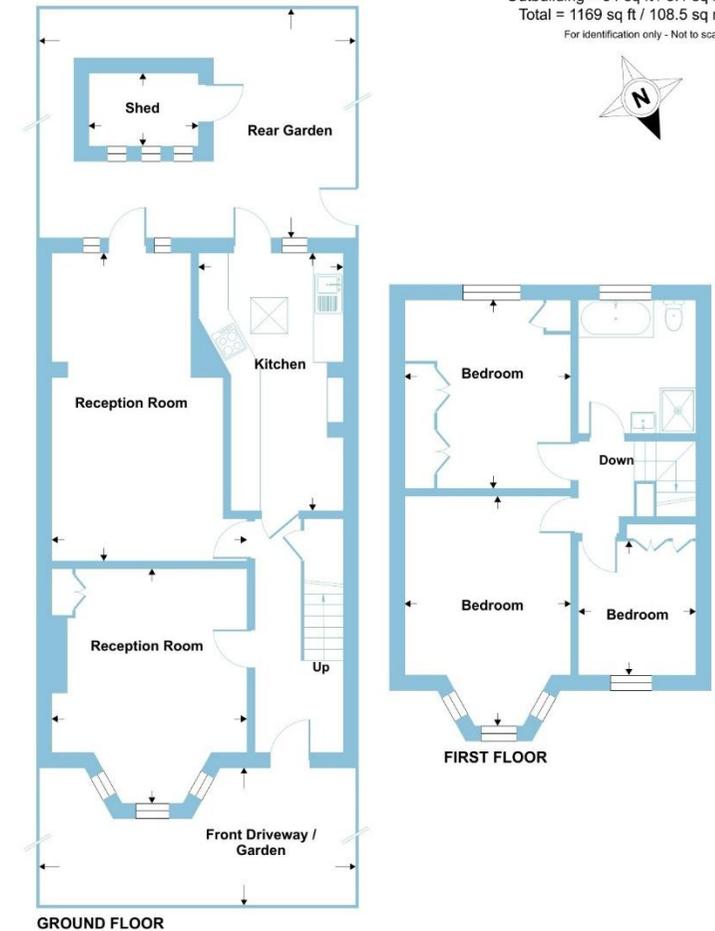
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Approximate Area = 1135 sq ft / 105.4 sq m
Outbuilding = 34 sq ft / 3.1 sq m
Total = 1169 sq ft / 108.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Barnard Marcus. REF: 1439997

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