



Weardale Gardens, Enfield, EN2 0BA

welcome to
Weardale Gardens, Enfield

Barnfields are delighted to offer for sale this extended three bedroom, end of terraced family house in a sought after cul-de-sac location close to local shops, transport (buses and two overground stations) and good Primary and Secondary schools.



Double Glazed Entrance Porch

Opens to:-

Hallway

Laminate flooring, radiator, understairs storage cupboard.

WC

Low level WC, wall mounted hand basin, tiled floor.

Front Lounge

16' 8" x 11' 7" (5.08m x 3.53m)

Laminate flooring, open fireplace with wooden surround, range of built-in cupboards and shelving, dado rails, double glazed windows to front.

Kitchen / Breakfast Room

17' 10" x 17' 6" (5.44m x 5.33m)

Range of fitted wall and base units with solid toning worktops, stainless steel undermount sink, induction hob, built-in stainless steel double combination oven/microwave, integrated dishwasher and fridge/freezer, washing machine, tumble dryer, spotlights, double glazed window to side, two skylights, large double glazed picture window overlooking the garden, sliding bi-fold doors to decked area.

First Floor

Landing

Fitted carpet, double glazed window to side.

Bedroom One

12' 10" x 9' 11" (3.91m x 3.02m)

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

Bedroom Two

12' 10" x 9' 11" (3.91m x 3.02m)

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

Bedroom Three

10' 3" x 7' 9" (3.12m x 2.36m)

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

Bathroom

Step-in shower unit, panelled bath with shower attachment, vanity encased wash hand basin with cupboards beneath, part tiled walls, vinyl flooring, double glazed windows to front, spotlights, radiator.

Outside

Rear Garden

A generous west facing rear garden (Approx. 70' plus) with a large decked area to front, lawn with mature tree and shrub borders, built-in storage, summerhouse.

Garage

Single garage to rear with up and over door.

Off-Street Parking

Brick paved driveway to front for two cars.



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- Front Lounge
- Extended Kitchen / Breakfast Room
- West Facing Rear Garden
- Off-Street Parking To Front
- Garage To Rear

Tenure: Freehold EPC Rating: D

offers in excess of

£650,000



Please note
the marker
reflects the
postcode not
the actual
property

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Property Ref:
ENF103200 - 0002

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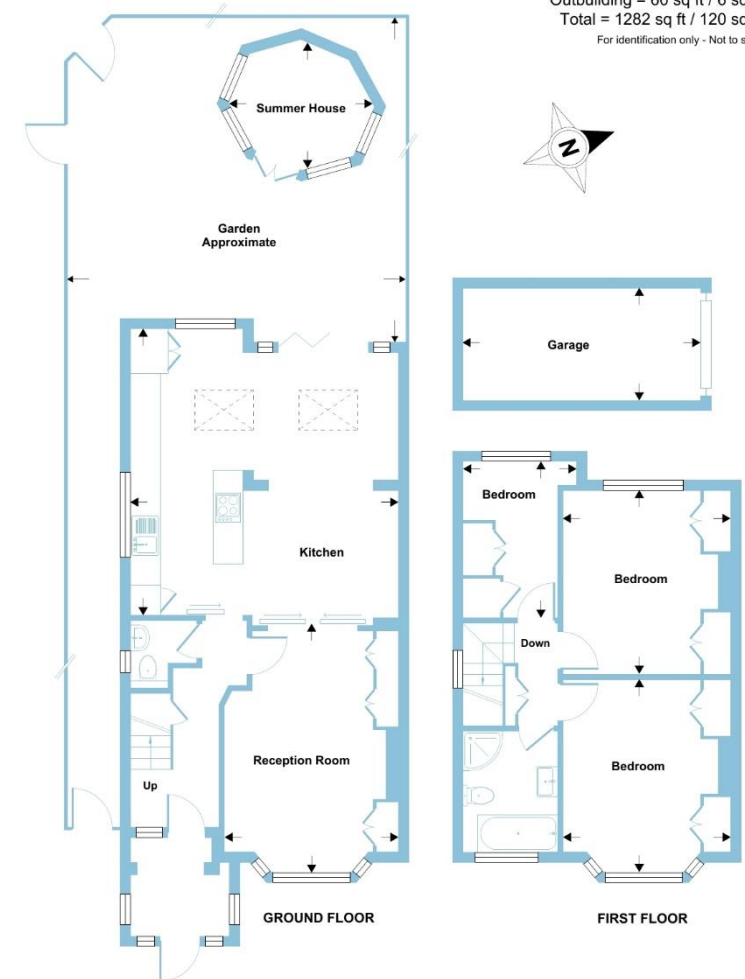
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Approximate Area = 1222 sq ft / 114 sq m (includes garage)

Outbuilding = 60 sq ft / 6 sq m

Total = 1282 sq ft / 120 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricscom 2022. Produced for Barnard Marcus. REF: 867927



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