



**Parsonage Gardens, Enfield, EN2 6JR**

**welcome to**

## **Parsonage Gardens, Enfield**

Barnfields are delighted to offer for sale this spacious and extended, three bedroom mid terraced family house in a picturesque location with views over the New River and within a short walk of Enfield Town with its multiple shopping centre, Town Park and both Enfield Chase (Moorgate Line) and Enfield Town (Liverpool Street Line) Stations.

The property is offered on a chain free basis and must be viewed to be fully appreciated!



### **Elegant Hallway**

With double doors, wood flooring, radiator, understairs cupboard.

### **Front Reception Room**

14' 10" x 12' 7" ( 4.52m x 3.84m )

Wood flooring, double glazed windows to front, radiator, stone fireplace and hearth with inset electric fire.

### **Downstairs WC**

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

### **Rear Reception Room**

13' 11" x 13' ( 4.24m x 3.96m )

Wood flooring, original built-in corner cupboard, tiled fireplace and hearth, picture rails, two large original cupboards, double glazed windows and French doors to garden.

### **Kitchen**

10' 8" x 8' 7" ( 3.25m x 2.62m )

Range of fitted wall and base units with toning worktops, sink and drainer, gas hob with extractor above and oven beneath, built-in dishwasher and washing machine, space for a fridge/freezer, double glazed window to side and rear, tiled floor, double glazed door to garden.

### **First Floor**

#### **Landing**

Fitted carpet, loft hatch opening to loft storage space, picture rails.

### **Bedroom One**

14' 10" x 10' 7" ( 4.52m x 3.23m )

Laminate flooring, double glazed windows to front with views over the New River, radiator, built-in wardrobes.

### **Bedroom Two**

11' 9" x 11' 2" ( 3.58m x 3.40m )

Laminate flooring, double glazed windows to rear, picture rails, built-in wardrobes.

### **Bedroom Three**

11' 7" x 6' 4" ( 3.53m x 1.93m )

Laminate flooring, double glazed windows to front with views over the New River, radiator.

### **Shower Room**

Step in shower unit, WC with concealed cistern, sink with range of built-in cupboards and drawers, double glazed window to rear, tiled floor, tiled walls.

### **Outside**

#### **Rear Garden**

An approx. 50ft South Westerly Facing rear garden with patio to front and mature shrub borders, rear access gate.

#### **Garage**

Brick built garage with windows and up and over door accessed via rear access road.

#### **Off-Street Parking**

Off-street parking to the front of the property for one car.



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## Parsonage Gardens, Enfield

- Two Reception Rooms
- Extended Modern Fitted Kitchen
- Downstairs WC
- Three Bedrooms And First Floor Shower Room
- Close To Stations And Shopping Centre

Tenure: Freehold EPC Rating: C

Council Tax Band: E

# £700,000



Please note the marker reflects the postcode not the actual property

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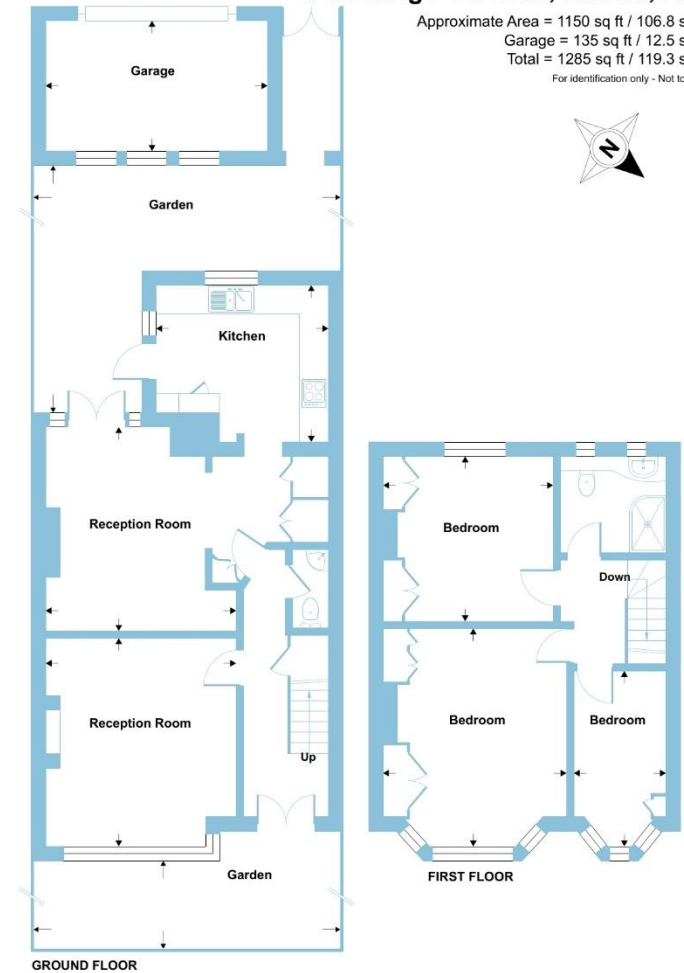
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## Parsonage Gardens, Enfield, EN2

Approximate Area = 1150 sq ft / 106.8 sq m  
Garage = 135 sq ft / 12.5 sq m  
Total = 1285 sq ft / 119.3 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). © richcom 2025. Produced for Barnard Marcus. REF: 1418938



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