



**Edenbridge Road, Enfield, EN1 2LW**

**welcome to**  
**Edenbridge Road, Enfield**

Barnfields are delighted to offer this extended and deceptively spacious four bedroom Edwardian house in a most sought after turning, within easy walking distance of Bush Hill Park Rail Station (Liverpool Street Line) and local shops and the ever popular Raglan Junior School. Enfield Town shopping centre is within easy reach.

The well presented accommodation features:-



### Entrance Hall

Laminate floor, dado rail, radiator, understairs storage cupboard/meter cupboard.

### Lounge

15' x 11' 7" ( 4.57m x 3.53m )  
Fitted carpet, radiator, attractive mock fireplace with tiled slips and wooden mantel.

### Dining Room

12' 6" x 11' 7" ( 3.81m x 3.53m )  
Laminate floor, radiator, multi pane double doors to kitchen/diner.

### Kitchen / Diner

9' 8" extending to 19' 4" max x 15' 4" ( 2.95m extending to 5.89m max x 4.67m )  
Comprehensively fitted in attractive modern units, comprising base units with worktops, matching wall cabinets, inset stainless steel sink unit, plumbing for washing machine and dishwasher, wall mounted combination gas central heating boiler, ceramic tiled floor, radiator, double glazed French windows to garden.

### First Floor

#### Bedroom One

12' 6" x 10' ( 3.81m x 3.05m )  
Fitted carpet, radiator, picture rail.

#### Bedroom Two

12' 4" x 10' ( 3.76m x 3.05m )  
Fitted carpet, radiator, range of built-in wardrobe cupboards.

#### Bedroom Three

7' 5" x 6' 10" ( 2.26m x 2.08m )  
Fitted carpet, radiator.

#### Family Bathroom / WC

Panelled bath, vanity basin with cupboard under, low flush WC (white suite), vinyl floor, fully tiled walls, radiator, airing cupboard housing radiator.

### Second Floor

#### Bedroom Four

17' 8" x 10' ( 5.38m x 3.05m )  
Fitted carpet, radiator, eaves cupboards and recess.

#### En-Suite Shower Room / WC

Shower cubicle, pedestal wash hand basin, low flush WC (white suite), laminate floor, radiator.

### Outside

#### Front Garden

With dropped kerb and off-street parking for one car.

#### Rear Garden

Approximately 110' of rear garden, patio, laid to lawn, flower and shrub borders, outside water tap, timber shed, walled to rear.



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welcome to

## Edenbridge Road, Enfield

- Two Attractive Reception Rooms
- Spacious Extended Kitchen / Diner
- Two Bathrooms (One En-Suite)
- 110' Rear Garden
- Off-Street Parking To Front

Tenure: Freehold EPC Rating: C

# £675,000



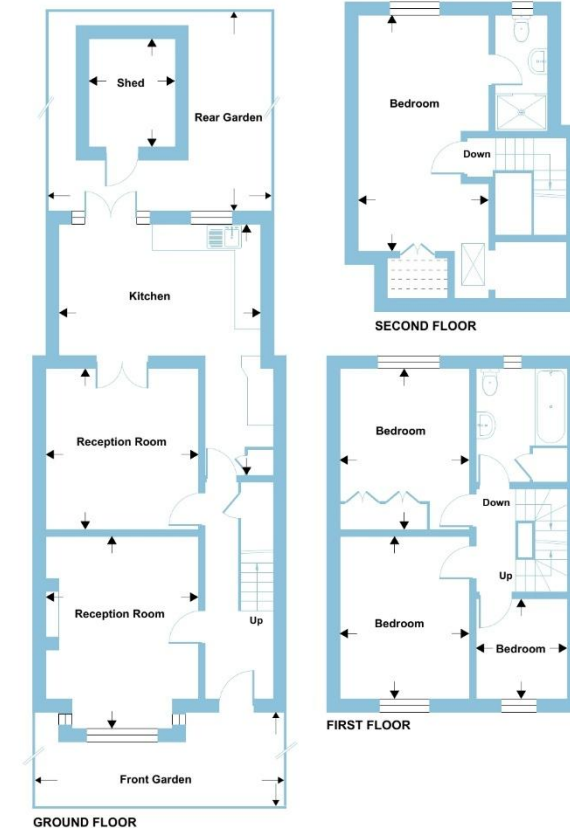
Please note  
the marker  
reflects the  
postcode not  
the actual  
property

## Edenbridge Road, Enfield, EN1

Approximate Area = 1341 sq ft / 124.5 sq m  
Limited Use Area(s) = 18 sq ft / 1.6 sq m  
Outbuilding = 53 sq ft / 4.9 sq m  
Total = 1412 sq ft / 131 sq m  
For identification only - Not to scale



Denotes restricted  
head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nrbwcom 2026. Produced for Barnard Marcus. REF: 1453235.



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Property Ref:  
ENF105887 - 0003

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