



Cecil Road, Enfield, EN2 6TG

welcome to

Cecil Road, Enfield

Barnfields are proud to offer for sale this imposing 1920s built detached property in the heart of Enfield Town's Conservation Area. This impressive property provides over 3000 square feet of versatile accommodation. The building falls within Class E Commercial Business and Services Use and is currently set up as offices. It also has the benefit of prior planning approval for conversion into three 1-bedroom flats and one 2-bedroom flat, or could be transformed back into a single substantial residential dwelling.

In addition to a double garage, the property currently provides off-street parking for two additional vehicles.

The property must be viewed to appreciate its great development potential.

The EPC is recorded as deleted due to the commercial status currently held.



Entrance Lobby

With leaded double doors opens to:-

Hallway

Fitted carpet, radiator, corner cupboard, understairs cupboard, door to garage area.

Room 1

20' 3" x 11' 11" (6.17m x 3.63m)

Laminate flooring, bay of leaded windows to front plus small side window, radiator.

Room 2

18' 3" x 13' 5" (5.56m x 4.09m)

Original herringbone Oak flooring, original wood panelling to walls, corner cupboard, bay of leaded windows to front plus small side window, radiator.

Room 3

18' 2" x 12' 4" (5.54m x 3.76m)

Laminate flooring, radiator, bay of leaded windows to front.

Room 4

11' 11" x 11' 11" (3.63m x 3.63m)

Fitted carpet, window to side, radiator, door to Utility/Kitchen.

Room 5

11' 3" x 11' 7" (3.43m x 3.53m)

Wood flooring, radiator, leaded windows to front and leaded French doors opening to the garden.

Utility / Kitchen

8' 8" x 6' 8" (2.64m x 2.03m)

Wall and base units with toning worktops, sink and drainer, space for a dishwasher, tiled splashbacks, tiled floor, door to large walk-in cupboard.

WC 1

Low level WC, hand basin, tiled floor.

WC 2

Low level WC, hand basin, tiled floor.

Boiler Room

Housing boiler.

First Floor**Landing**

Fitted carpet, radiator, built-in cupboard.

Room 6

21' 7" x 12' 3" (6.58m x 3.73m)

Fitted carpet, radiator, leaded windows to front.

Room 7

16' 5" x 13' 8" (5.00m x 4.17m)

Fitted carpet, radiator, leaded windows to front.

Room 8

12' 1" x 12' (3.68m x 3.66m)

Fitted carpet, radiator, leaded windows to front.

Room 9

11' 8" x 11' 3" (3.56m x 3.43m)

Fitted carpet, radiator, leaded windows to both sides.

Room 10

11' 3" x 9' 6" (3.43m x 2.90m)

Fitted carpet, radiator, leaded windows to side.

Room 11

11' 10" x 10' 6" (3.61m x 3.20m)

Fitted carpet, radiator, leaded windows to side.

Room 12

12' 5" x 11' 8" (3.78m x 3.56m)

Fitted carpet, radiator, leaded windows to side.

Internal Balcony

An enclosed balcony space with a run of leaded windows to the front and fitted carpet.

Outside**Rear Garden**

A brick paved patio area with side gate, storage shed and up and over door opening to the garage for additional parking space if required.

Garage

38' 6" x 10' 2" (11.73m x 3.10m)

Provides parking for two vehicles. Accessed via an electric roller door from the front and via an up and over door from the rear.

Off-Street Parking

Parking space for one vehicle in front of the garage.

Front Garden

A generous landscaped front garden with a plethora of well established shrubs, Acers, rockeries and a bridge over an ornamental pond.



view this property online barnfields.co.uk/Property/ENF105889











welcome to Cecil Road, Enfield

- Attractive 1920's Built Building
- In The Heart Of Enfield Town Conservation Area
- 3000 Sq Ft Of Space
- Currently Set Up As Offices
- Planning Permission Already Granted To Convert Into 4 x Flats

Tenure: Freehold EPC Rating: Exempt
Council Tax Band: Deleted

Offers In Excess Of

£1,000,000



Please note
the marker
reflects the
postcode not
the actual
property

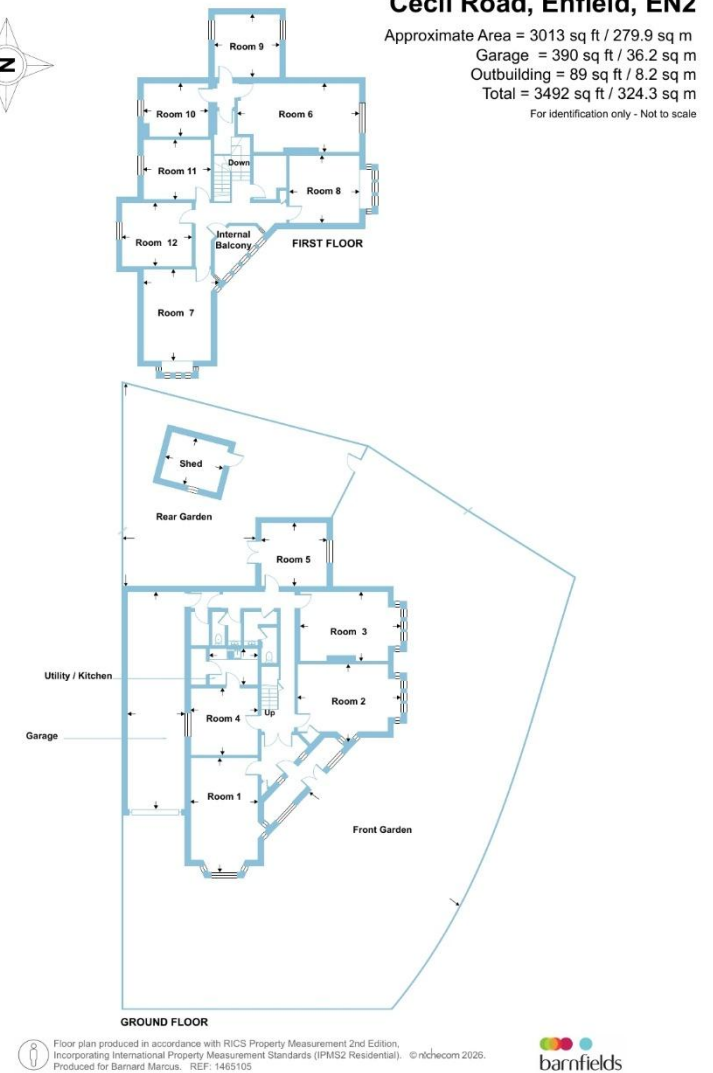
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Property Ref:
ENF105889 - 0004

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