



**Hadley Road, Enfield, EN2 8JS**



**welcome to**  
**Hadley Road, Enfield**

Barnfields are delighted to offer for sale this magnificent extended and remodelled four bedroom family house with its own self contained annexe! The property benefits from two large reception rooms, a 19ft square Kitchen/Dining room, a southerly facing rear garden and off-street parking for several cars. Located within a few moment's walk of both the Wren and One Degree Academies, Gordon Hill Station is also within close proximity (Moorgate Line).

This impressive house must be viewed to be fully appreciated!



## Hallway

Via double doors, laminate flooring, radiator.

## Front Reception Room

15' 5" x 12' 10" ( 4.70m x 3.91m )

Laminate flooring, double glazed bay window to front, radiator, large attractive stand stone fireplace with marble hearth and inset electric fire, picture rails.

## Rear Reception Room

14' x 11' 5" ( 4.27m x 3.48m )

Laminate flooring, radiator, picture rails, fireplace surround with electric inset fire, open plan to:-

## Kitchen / Dining Room

19' 9" x 19' 5" ( 6.02m x 5.92m )

A bright and spacious room with a range of fitted wall and base units, contrasting Quartz worktops, undermount sink, metro tiled splashbacks, built-in double oven, large matching island with electric hob and built-in rising extractor, space for large fridge/freezer, double glazed window to side, spotlights, laminate flooring, air conditioning, Bi-Fold doors opening to the garden.

## WC

WC, wall mounted hand basin, part tiled walls, tiled floor.

## Utility Area

Wooden worktop with space and plumbing beneath for a washing machine and a tumble dryer.

## First Floor

### Split Landing

Part carpeted/part laminate flooring, loft hatch opening to loft storage space.

### Bedroom One

17' x 11' 7" ( 5.18m x 3.53m )

Laminate flooring, bay of double glazed windows to front, radiator, picture rails.

### Bedroom Two

12' 4" x 11' 1" ( 3.76m x 3.38m )

Laminate flooring, double glazed windows to rear, radiator, picture rails.

### Bedroom Three

15' 10" x 8' 5" ( 4.83m x 2.57m )

Laminate flooring, double glazed windows to front, radiator, picture rails.

## Bedroom Four

10' 1" x 6' 11" ( 3.07m x 2.11m )

Laminate flooring, double glazed windows to front, radiator, picture rails.

## Bathroom

A larger than average bathroom with freestanding bath, matching his and hers contemporary hand basins, WC, two double glazed windows to rear, chrome heated towel rail, part tiled walls and tiled floor, spotlights.

## Outside

### Rear Garden

A stunning approximately 70ft Southerly Facing rear garden with a selection of decked areas, central lawn with two fruit trees, outside bar area, garden shed and pathway leading to the front of the house and a door to:-

### Annexe

A versatile space for a possible office/ treatment room with its own front door.

### Bedroom / Living Area

16' 1" x 8' ( 4.90m x 2.44m )

Fitted carpet, double glazed window to front,

### Lobby

With corner shower unit.

### WC

WC, hand basin, double glazed window to front.

### Kitchen

9' x 7' 5" ( 2.74m x 2.26m )

Range of fitted wall and base units, worktops, sink and drainer, built-in oven and hob, space for fridge, tiled floor.

### Off-Street Parking

Part brick paved and part shingled providing off-street parking for several cars.



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# welcome to Hadley Road, Enfield

- Four Bedrooms
- Two Large Reception Rooms
- 19ft x 19ft Kitchen Dining Room
- Downstairs WC & Utility Area
- Large Southerly Facing Rear Garden

Tenure: Freehold EPC Rating: C  
Council Tax Band: F

## £995,000



Please note the marker reflects the postcode not the actual property



## Hadley Road, Enfield, EN2

Approximate Area = 1971 sq ft / 183.1 sq m  
Outbuilding = 33 sq ft / 3 sq m  
Total = 2004 sq ft / 186.1 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). © nidecom 2025. Produced for Barnfield Marcus. REF: 1498379

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Property Ref:  
ENF106113 - 0002

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