



Wellington Road, Enfield, EN1 2RS

welcome to
Wellington Road, Enfield

Beautifully appointed modernised and extended three bedroom semi-detached family house situated in this popular residential tree lined turning, just minutes from local shops, parks, Bush Hill Park Rail Station (Liverpool Street/Weaver Line) and Raglan School and within easy access of both Enfield Town with its multiple shopping facilities, the A10 with its abundance of retail parks and access to the M25 Motorway and greenbelt countryside.

The property has been modernised throughout to a good standard and has many pleasing features.



Entrance Hall

Fitted carpet, double radiator, coving to ceiling, two storage cupboards, double doors to lounge, door to kitchen.

Dual Aspect Lounge

24' 7" into bay x 15' 5" to extremes narrowing to 11' 5" (7.49m into bay x 4.70m to extremes narrowing to 3.48m)

Fitted carpet, three double radiators, sliding double glazed doors to sun lounge, coving to ceiling, double doors to hall, serving hatch to kitchen.

Dual Aspect Sun Lounge

20' 1" x 11' (6.12m x 3.35m)

Part fitted carpet, part ceramic tiled floor, double glazed doors to garden, door to downstairs Cloakroom / WC, open planned to kitchen, cupboard housing wall mounted gas central heating boiler, gloss white base cupboards, Velux windows to roof.

Kitchen

12' 11" x 8' 8" (3.94m x 2.64m)

Beautifully appointed in a range of gloss white base and wall cabinets, quartz worksurface and splashback, breakfast bar, space for fridge freezer, concealed lighting, sunken spotlights to ceiling, column radiator, integrated electric oven and grill, halogen hob with extractor fan over, tiled floor, understairs storage cupboard.

Cloakroom / WC

Comprising low flush WC, bracket basin, fully tiled walls and floor, sunken spotlights to ceiling, frosted window to side.

First Floor

Dual Aspect Spacious Landing

17' 3" x 8' 8" (5.26m x 2.64m)

Fitted carpet, double radiator, coving to ceiling, stairs to second floor.

Bedroom One

11' 8" x 11' 7" to wardrobe fronts (3.56m x 3.53m to wardrobe fronts)

Fitted carpet, double radiator, coving to ceiling.

Bedroom Two

10' 2" x 9' (3.10m x 2.74m)

Fitted carpet, double radiator, range of built-in floor to ceiling wardrobe cupboards, coving to ceiling.

Bathroom

Newly fitted in a modern white suite, comprising low flush WC, vanity basin with mixer tap over, cupboard under, panelled bath with mixer tap and shower attachment, corner shower cubicle, extractor fan, part tiled walls, heated towel rail, wood effect laminate floor, sunken spotlights to ceiling.

Second Floor

Landing

Fitted carpet, eaves storage cupboard, coving to ceiling, Velux.

Bedroom

12' 9" x 8' 10" (3.89m x 2.69m)

Wood effect floor, double radiator, built-in dresser table, open planned to:-

En-Suite Bathroom

11' 6" max x 13' (3.51m max x 3.96m)

Newly fitted and beautifully appointed in a modern white suite, comprising low flush WC, double end bath with central mixer taps, vanity basin, heated towel rail, wood effect floor, part tiled walls, sunken spotlights to ceiling, built-in base and draw unit.

Outside

Front Garden

Partly paved, provides off-street parking for one vehicle (with potential for two), side pedestrian access to rear garden.

Rear Garden

Mature, west facing, laid to lawn, paved patio and path, raised beds, security lighting, brick built shed with power and light 11' 4" x 6' 10".

Office / Games Room

21' 2" x 14' 2" extending to 18' 3" (6.45m x 4.32m extending to 5.56m)

Power and light, fitted carpet, beam ceiling.



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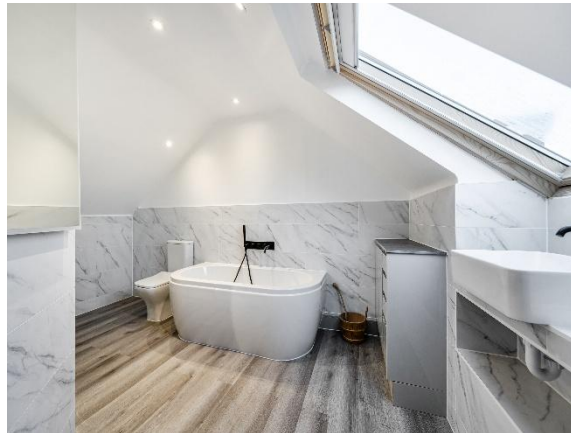
- Spacious Through Lounge
- Three Double Bedrooms
- Two Bathrooms
- West Facing Rear Garden
- Extensive Office / Games Room

Tenure: Freehold EPC Rating: D
Council Tax Band: D

£700,000



Please note the marker reflects the postcode not the actual property



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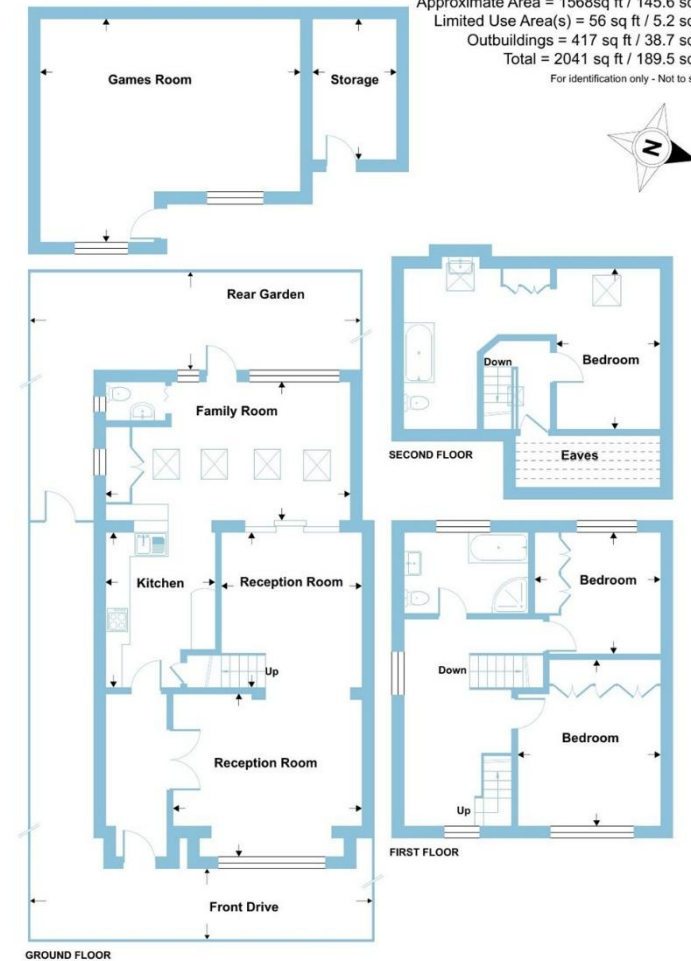
Property Ref:
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Approximate Area = 1568sq ft / 145.6 sq m
Limited Use Area(s) = 56 sq ft / 5.2 sq m
Outbuildings = 417 sq ft / 38.7 sq m
Total = 2041 sq ft / 189.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Barnard Marcus. REF: 1501023

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