



Birkbeck Road, Enfield, EN2 0DX

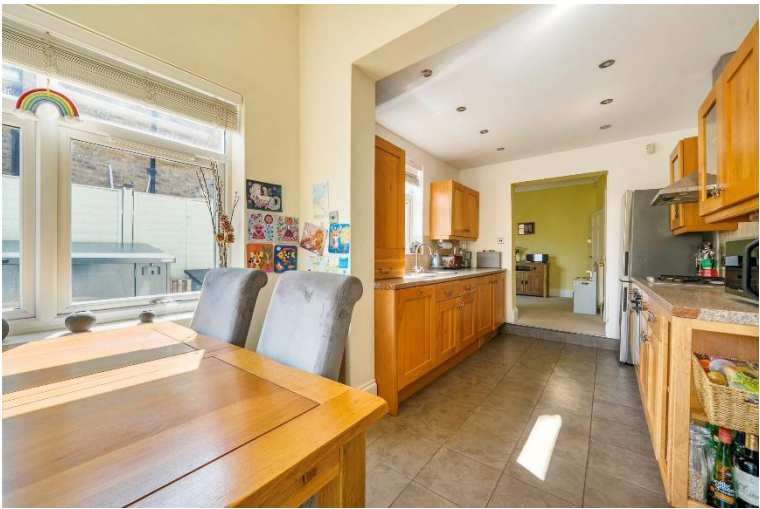
welcome to

Birkbeck Road, Enfield

Barnfields are delighted to offer for sale this superb Victorian semi-detached house in a most sought after location close to shops on Lancaster Road, Gordon Hill Station, Hilly Fields, Forty Hall and Whitewebbs Country Parks plus a choice of excellent Primary and Secondary schools. The property benefits from an extended kitchen, first floor bathroom and is offered on a chain free basis.

With potential to extend into the loft space and also extend the kitchen to the side (subject to relevant planning), this property must be viewed to be fully appreciated!





Hallway

Fitted carpet, radiator.

Front Reception Room

12' 9" x 10' 11" (3.89m x 3.33m)

Fitted carpet, bay of double glazed sash windows to front, fireplace with limestone surround, tiled hearth and inset Clearview log burner, radiator, built-in bookshelves and cupboards.

Rear Reception Room

11' 3" x 11' 2" (3.43m x 3.40m)

Fitted carpet, radiator, double glazed French doors opening to the garden, understairs storage cupboard.

Kitchen / Breakfast Room

18' 10" x 8' 10" (5.74m x 2.69m)

Range of fitted wall and base units with toning worktops, circular sink and drainer, built in oven with gas hob and extractor above, space for fridge freezer, built in dishwasher, plumbing for washing machine, tiled splashbacks, tiled flooring, cupboard housing boiler, double glazed windows to side and double glazed French doors to garden, LED spotlights. Potential to extend to the side (subject to planning consents).

First Floor

Landing

Fitted carpet, loft hatch opening to loft storage space with potential to convert (subject to relevant planning consents).

Bedroom One

14' 5" x 11' 5" (4.39m x 3.48m)

Fitted carpet, two double glazed sash windows to front, fitted wardrobes, radiator.

Bedroom Two

11' 4" x 9' 2" (3.45m x 2.79m)

Fitted carpet, double glazed sash window to rear, radiator.

Bathroom

Freestanding bath with shower attachment and tiled splashback, fully tiled step in corner shower unit, WC, pedestal wash hand basin, heated towel rail/radiator, fully tiled floor, double glazed window to rear, LED spotlights.

Outside

Rear Garden

A beautiful rear garden with patio areas to front and rear, raised deck, central lawn with tree and shrub borders, garden shed, side access via gate to Birkbeck Road.



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welcome to

Birkbeck Road, Enfield

- Two Bedrooms
- Two Reception Rooms
- 18ft Kitchen/Breakfast Room
- First Floor Bathroom
- Potential To Extend Into Loft Space & Kitchen To Side

Tenure: Freehold EPC Rating: D

Council Tax Band: D

£600,000



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Property Ref:
ENF106041 - 0003

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Approximate Area = 934 sq ft / 86.7 sq m
Outbuilding = 45 sq ft / 4.1 sq m
Total = 979 sq ft / 90.9 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). © nitchcom 2026. Produced for Barnard Marcus. REF: 1498131

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Please note the marker reflects the postcode not the actual property

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