



Churchbury Lane, Enfield, EN1 3HQ

welcome to
Churchbury Lane, Enfield

Delightful and extended three / four bedroom semi-detached 1930 built family house situated on the popular Willow Estate within close proximity of schools, parks and within walking distance of Enfield Town and Enfield Town Rail Station (Weaver Line). The A10 with its retail parks and Gordon Hill Rail Station (Moorgate Line) are within easy access.

The property has been modernised and extended by the current vendor is presented to a high standard throughout.



Double Glazed Entrance Porch

Ceramic tiled floor.

Entrance Hall

Wood effect floor, double radiator, understairs storage cupboard.

Lounge (front)

13' 11" into bay x 11' 8" max (4.24m into bay x 3.56m max)

Fitted carpet, double radiator, coving to ceiling, attractive stone fireplace with mantle and hearth.

Dining Room

21' 3" max x 10' 5" (6.48m max x 3.17m)

Wood effect floor, double and column radiators, sliding double glazed doors to garden and kitchen diner, sunken spotlights and Velux windows with electric blinds to part vaulted ceiling.

Study / Bedroom Four

14' 4" x 5' 11" (4.37m x 1.80m)

Fitted carpet, double radiator, skylight.

Utility WC

8' 11" x 5' 10" (2.72m x 1.78m)

Fitted in cream base and wall cupboards, single bowl sink and drainer, WC, tiled splashback, wall mounted gas central heating boiler, plumbing for washing machine, space for tumble dryer, extractor fan, Karndean floor, heated towel rail, skylight.

Kitchen / Diner

18' 8" x 7' 5" (5.69m x 2.26m)

Fitted in a range of cream base and wall cabinets, ceramic sink and drainer with tiled splashback, cooker space with extractor fan over, integrated dish washer, space for fridge freezer, larder cupboard, Karndean floor, double and column radiators, sliding double glazed doors to garden and dining room, sunken spotlights and Velux windows with electric blinds to part vaulted ceiling, extractor fan.



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First Floor**Landing**

Fitted carpet, window to side, access to loft, coving to ceiling.

Bedroom One

14' 2" into bay x 11' 8" max (4.32m into bay x 3.56m max)

Fitted carpet, radiator, two built-in double wardrobe cupboards.

Bedroom Two

10' 11" x 10' 5" max (3.33m x 3.17m max)

Fitted carpet, radiator, fitted wardrobes.

Bedroom Three

7' 10" x 6' 6" (2.39m x 1.98m)

Fitted carpet, radiator, picture rail.

Bathroom WC

Fitted in a modern white suite comprising wash hand basin, WC, panelled bath with mixer taps and shower over, fully tiled walls and floor, extractor fan, heated towel rail.

Outside**Front Garden**

Mature hedge and planting with lawn, tap, paved driveway providing off-street parking.

Rear Garden

Approximately 60' of mature well tended and secluded garden with lawn part artificial lawn, paved patio, tap, lights and brick built shed with power and light (9' x 6').







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Churchbury Lane, Enfield

- Three / Four Bedrooms
- 18' Kitchen Breakfast Room
- 60' Rear Garden
- Own Drive With Parking
- Two / Three Reception Rooms

Tenure: Freehold EPC Rating: Awaited

£650,000



Please note the marker reflects the postcode not the actual property

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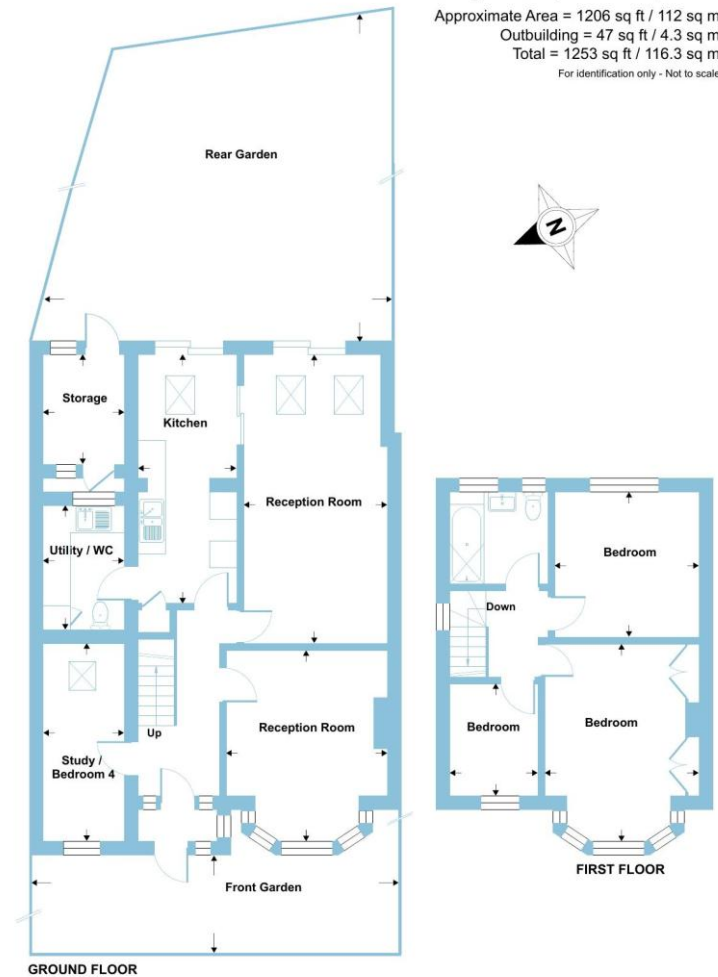
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Churchbury Lane, Enfield, EN1

Approximate Area = 1206 sq ft / 112 sq m
Outbuilding = 47 sq ft / 4.3 sq m
Total = 1253 sq ft / 116.3 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). © nichecom 2026. Produced for Barnard Marcus. REF: 1514140

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