



Churchbury Lane, Enfield, EN1 3HJ

welcome to
Churchbury Lane, Enfield

Unique four bedroom Victorian semi-detached family house, situated in this popular residential location, just minutes from shops, schools, Enfield Town with its multiple shopping facilities and rail station (Liverpool Street / Weaver Line) and backs Aldersbrook Park and within easy access of the A10 with its retail parks and the M25 Motorway.

The well appointed property is offered on a chain free basis, has been extended by the current vendor and has many pleasing features.



Entrance Hall

Accessed via original front door, fitted carpet, radiator, dado rail, understairs storage cupboard, easy rise stairs to first floor landing.

Lounge

15' 3" into bay x 13' 2" (4.65m into bay x 4.01m)
Fitted carpet, radiator, gas convector fire with stone surround and mantel, built-in base units.

Dining Room

15' x 13' 2" (4.57m x 4.01m)
Fitted carpet, ceiling rose, radiator, open fire with brick surround, wooden mantel, open planned to:-

Kitchen / Dining Room

20' 8" x 11' 1" (6.30m x 3.38m)
Appointed in a modern range of white units, comprising base and wall cupboards with single bowl composite sink and drainer inset to contrasting worksurface, tiled splashback, plumbing for washing machine and dishwasher, integrated electric oven and grill, halogen hob with extractor fan over, double radiator, ceramic tiled floor, vaulted ceiling with skylights, double glazed double doors to garden, door to cloakroom/WC.

Utility Area

9' 6" x 6' 2" (2.90m x 1.88m)
Space for fridge-freezer, gloss white base and wall cupboards, ceramic tiled floor, coving to ceiling, understairs storage cupboard, open planned to kitchen/diner.

Cloakroom / WC

Comprises low flush WC, bracket basin with cupboard under, corner shower cubicle, frosted window to side, ceramic tiled floor, heated towel rail.

First Floor

Spacious Landing

Fitted carpet, radiator, access to loft with pull down ladder.

Bedroom One

13' 7" max x 12' 2" (4.14m max x 3.71m)
Fitted carpet, radiator, range of built-in wardrobe cupboards.



view this property online barnfields.co.uk/Property/ENF105959

Bedroom Two

11' 10" to wardrobe fronts x 11' 8" (3.61m to wardrobe fronts x 3.56m)
Fitted carpet, radiator, a range of built-in wardrobe cupboards, cupboard housing gas central heating boiler.

Bedroom Three

13' 7" max x 7' (4.14m max x 2.13m)
Fitted carpet, range of built-in wardrobe cupboards.

Bedroom Four

7' 10" x 6' 4" (2.39m x 1.93m)
Fitted carpet.

Bathroom

Comprising a low flush WC, pedestal wash hand basin with cupboards under, panelled bath with Victorian style mixer tap and shower attachment, fully tiled walls, heated towel rail, ceramic tiled floor.

Outside

Front Garden

Paved with brick retaining wall, side pedestrian access, off-street parking for several vehicles with direct access to double garage.

Rear Garden

Large paved patio, secluded, mature beds to side and rear, tap, power point, side pedestrian access, backs onto local park.

Double Garage

19' 10" x 17' 10" (6.05m x 2.39m)
Power and light, inspection pit, double doors to front drive and carport, casement door to rear.

Agents Note

The sale of this property is subject to grant of probate. Please seek an update from the branch with regards to the potential timeframes involved.









welcome to Churchbury Lane, Enfield

- Four Bedrooms
- 20' Kitchen / Diner
- Two Spacious Reception Rooms
- Double Garage & Carport
- Off-Road Parking

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

£750,000



Please note
the marker
reflects the
postcode
not the
actual
property



Churchbury Lane, Enfield, EN1

Approximate Area = 1542 sq ft / 143.2 sq m (excludes garage & covered area)
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: 1528046

barnfields

check out more properties at barnfields.co.uk



Property Ref:
ENF105959 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

barnfields



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



barnfields.co.uk