Holly Villas, Enfield, EN1 3HL

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welcome to

Holly Villas, Enfield

Barnfields are delighted to offer for sale this stunning three bedroom semi-detached Victorian cottage in a sought after location, close to St Andrew's Primary School and Chace Community Secondary School. Aldersbrook Park plus Enfield Town Shopping Centre and Enfield Town Rail Station (Liverpool Street Line) are both within walking distance.

The property has been fully refurbished by the current owner and must be viewed to be fully appreciated.

Entrance Lobby
Tessellated tiled floor, door to study/playroom.

Study / Playroom
11' x 5' 8" (3.35m x 1.73m)
Laminate flooring, sliding double glazed door to garden.

Reception One
13' 10" x 12' 5" (4.22m x 3.78m)
Double glazed sash windows to front aspect, coving to ceiling, solid wood floor, original cast iron fireplace with tiled insets, slate hearth and wooden surround, column radiator.

Dining Room
13' 8" x 10' 8" (4.17m x 3.25m)
Brick exposed chimney breast with inset log burner, stripped wood floor, column radiator, French door to garden.

Kitchen
14' x 7' 2" (4.27m x 2.18m)
Fitted white gloss wall and base units with stainless steel worktops, ceramic butler sink, space for range oven with extractor hood above, plumbing for dishwasher, space for fridge/freezer, double glazed windows to side, door to:-

Utility Room
With plumbing for washing machine and WC, double glazed windows to side and rear, open to:-

WC
Low level WC, wall mounted hand basin, double glazed window to side.

Landing
Fitted carpet, stairs to second floor.

Bedroom Two
13' 9" x 7' 4" (4.19m x 2.24m)
Fitted carpet, two double glazed sash windows to front, column radiator, coving to ceiling.

Bedroom Three
13' 3" x 7' 3" (4.04m x 2.21m)
Wood flooring, double glazed windows to rear with views over parkland, radiator.

Bathroom
Walk-in shower with glass screen, pair of matching pedestal wash hand basins, high level WC, freestanding roll top bath, ceramic tiled floor, double glazed window to rear, part tiled walls.

Top Floor

Master Bedroom
16' 8" x 12' 3" (5.08m x 3.73m)
Velux window to front aspect, double glazed doors to rear with Juliet balcony, spotlights to ceiling, fitted carpet.

En-Suite
Velux window to front aspect, panelled bath with shower attachment, low flush WC, vanity wash hand basin, radiator, tiled floor.

Outside

Rear Garden
An approx. 60ft. landscaped rear garden, with paved patio area, laid to lawn with raised concrete flower planters, gazebo to rear, storage shed.

Front Garden
Attractive tessellated tiled pathway, rest paved with wrought iron railings and gate.

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Holly Villas, Enfield

- Three Bedrooms
- Front Lounge
- Kitchen / Diner
- First Floor Bathroom
- Utility Room / WC

Tenure: Freehold EPC Rating: E

£650,000

Please note the marker reflects the postcode not the actual property

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The Property Ombudsman

Property Ref:
ENF103008 - 0002

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020 8363 3394

info@barnfields.com

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

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