



Queen Annes Grove, Enfield, EN1 2JT

welcome to

Queen Annes Grove, Enfield

Barnfields have great pleasure in offering for sale this immaculate and rarely available, three bedroom detached house located in a most sought after turning in the heart of Bush Hill Park. Located close to Bush Hill Park Station (Liverpool Street Line) the Ofsted "Outstanding" rated Raglan Infant and Junior School plus Enfield Town Shopping Centre is also within a short distance. The property has been well maintained and updated by the current vendor and boasts a rear annexe with kitchen and bathroom.

Early viewing is highly recommended!



Hallway

Wood flooring, radiator, understairs cupboard, picture rails, double glazed window to front.

Downstairs WC

Wall mounted hand basin, WC, double glazed window to side aspect, wood flooring.

Front Reception Room

15' 1" x 13' (4.60m x 3.96m)

Double glazed bay window to front aspect, fitted carpet, leaded window to side, picture rails, two radiators.

Rear Reception Room

14' 8" x 10' 11" (4.47m x 3.33m)

Wood flooring, double glazed French doors and windows to rear aspect, radiator, fireplace recess, picture rails.

Kitchen

10' 6" x 8' 11" (3.20m x 2.72m)

Beautifully fitted with cream gloss wall and base units, contrasting granite worktops with undermount sink, space for oven with extractor above, splashback, integrated dishwasher, washing machine and fridge/freezer, double glazed window to side and double glazed door to rear aspect, wood flooring, down lights.

First Floor

Landing

Fitted carpet, large double glazed window to side aspect, loft hatch opening to loft storage space (with potential to convert subject to relevant planning consents).

Bedroom One

15' 1" x 13' 1" (4.60m x 3.99m)

Fitted carpet, double glazed bay window to front aspect, radiator, built-in wardrobes, down lights, door to:-

En-Suite

Step in shower unit, WC, hand basin with cupboard beneath, fully tiled walls and floor, chrome heated towel rail.

Bedroom Two

12' 6" x 11' (3.81m x 3.35m)

Fitted carpet, double glazed windows to rear aspect, run of built-in wardrobes, picture rails, radiator, down lights.

Bedroom Three

9' 2" x 9' (2.79m x 2.74m)

Fitted carpet, double glazed windows to rear aspect, built-in cupboard, picture rails, radiator.

Bathroom

Panelled bath with shower above and folding glass screen, hand basin with drawers beneath, WC, chrome heated towel rail, fully tiled walls and floor, down lights, double glazed window to side and rear.

Outside

Garden

With decked area to front, side access gate, central lawn with mature tree and shrub borders and pathway leading to the rear deck to:-

Annexe

20' 10" x 11' 2" (6.35m x 3.40m)

A versatile space with wood flooring, double glazed window and sliding patio doors, a run of built-in storage cupboards, down lights, fitted wall and base units with toning wood effect worktops, door to:-

Shower Room

Step-in shower unit, WC, hand basin with cupboards beneath, fully tiled walls and floor, double glazed window to side aspect, down lights.

Off-Street Parking

The property enjoys brick paved off-street parking for two cars and a wall mounted EV charger.



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welcome to

Queen Annes Grove, Enfield

- Detached House
- Three Bedrooms
- Two Bathrooms Plus Downstairs WC
- Two Reception Rooms
- Scope For Extension (Subject To Relevant Planning Permission)

Tenure: Freehold EPC Rating: D

Council Tax Band: E

Offers In Excess Of

£825,000



Please note the marker reflects the postcode not the actual property

Queen Annes Grove, Enfield, EN1

Approximate Area = 1119 sq ft / 103.9 sq m
Annexe = 233 sq ft / 21.6 sq m
Total = 1352 sq ft / 125.5 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © nichicom 2026. Produced for Barnard Marcus. REF: 1454310

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Property Ref:
ENF105915 - 0003

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