



Forty Hill, Enfield EN2 9EG

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welcome to

Forty Hill, Enfield

Barnfields are delighted to offer for sale this fantastic end of terrace 3/4 bedroom Townhouse within the picturesque Forty Hill Conservation area. Built in 2018 to an exacting standard throughout, the property offers versatile accommodation over three floors and benefits from two bathrooms plus an additional wc, a wide wrap around garden and secure parking at the rear with EV charging available. The stunning Forty Hill estate is just a few moments' walk away this property must be viewed to be fully appreciate its accommodation.





Hallway

Fitted carpet, small double glazed window to front.

Wc

Wc, wall mounted hand basin, tiled floor.

Kitchen/Breakfast Room

24' 3" x 9' 2" (7.39m x 2.79m)

Dual aspect room with double glazed windows and carpeted dining area, open to a range of white gloss wall and base units with wooden worktops and upstands, undermount sink, gas hob with extractor hood above and oven below, built in fridge/freezer, washing machine and dishwasher, tiled floor, breakfast bar, open to...

Rear Lounge

17' 1" x 8' 6" (5.21m x 2.59m)

Fitted carpet, double glazed doors to garden, radiator.

Wc

Wc, wall mounted hand basin, tiled floor.

First Floor

Landing

Fitted carpet, large built in cupboard.

Lounge/Bedroom 4

17' x 15' 5" (5.18m x 4.70m)

A versatile room that could be a second lounge or a large bedroom with fitted carpet, radiator, dual aspect double glazed windows to front and side with fitted shutters.

Bedroom 1

17' 5" x 10' 5" (5.31m x 3.17m)

Fitted carpet, radiator, range of built in wardrobes, double glazed windows to rear.

Bathroom

Panelled bath with shower and glass screen, wc, wall mounted hand basin, tiled floor, chrome heated towel rail part tiled walls.



Second (top Floor)

Landing

Fitted carpet, skylight.

Bedroom 2

13' 1" x 12' 2" (3.99m x 3.71m)

Fitted carpet, double glazed window to rear, radiator.

En Suite

Step in shower unit, wc, wall mounted hand basin, tiled floor, part tiled walls, chrome heated towel rail.

Bedroom 3

12' 10" x 8' 5" (3.91m x 2.57m)

Fitted carpet, radiator, double glazed door opening to a decked balcony area to the front.

Outside

Rear Garden

A well stocked split level wrap around garden with patio area to the front, raised lawn and side access gate.

Parking

The property benefits from a secure rear parking area for residents with EV charging points.



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welcome to

Forty Hill, Enfield

- Three/Four Bedrooms
- Townhouse Built In 2018
- Conservation Area
- Kitchen/Breakfast Room
- Secure Parking To Rear With EV Charging

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

offers in excess of

£700,000



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Property Ref:
ENF105589 - 0001

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Forty Hill, Enfield, EN2

Approximate Area = 1460 sq ft / 135.6 sq m (excludes store)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). Produced for Barnard Marcus. REF: 1477796



Please note the marker reflects the postcode not the actual property



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