



**Merton Road, Enfield, EN2 0LS**



**welcome to**

## **Merton Road, Enfield**

Barnfields are delighted to offer for sale this two bedroom terraced house in a sought after turning just off Lancaster Road. Ideally located for the plethora of shops on Lancaster Road, the property is also a short walk from Gordon Hill Overground Station, Hilly Fields Country Park and good primary and secondary schools.

This property is offered on a chain free basis!



### Entrance Lobby

Opens to:-

### Through Lounge

20' 6" x 14' 3" ( 6.25m x 4.34m )

Solid wood flooring, double glazed sash windows to front with fitted shutters, cast iron fireplace with wooden surround and slate hearth, double glazed sash window to rear, understairs cupboard.

### Kitchen

10' 11" x 8' 3" ( 3.33m x 2.51m )

Range of fitted wall and base units, wooden worktops, sink and drainer, space for fridge/freezer, double glazed sash windows to side and rear, built-in oven with gas hob and extractor above, wood flooring, doorway to:-

### Utility Lean To

10' 11" x 5' 3" ( 3.33m x 1.60m )

With plumbing for a washing machine and space for a tumble dryer, door to garden.

### First Floor

#### Landing

Fitted carpet, loft hatch opening to loft storage space.

#### Bedroom One

14' 2" x 10' ( 4.32m x 3.05m )

Fitted carpet, two double glazed sash windows to front, radiator.

#### Bedroom Two

10' 1" x 9' 1" ( 3.07m x 2.77m )

Fitted carpet, double glazed sash window to rear, radiator, built-in cupboard.

### Bathroom

Panelled bath with shower above and glass screen, pedestal wash hand basin, WC, wood flooring, double glazed sash window to rear, radiator, two built-in radiators.

### Outside

#### Garden

Low maintenance fully paved Southerly facing rear garden with storage shed.



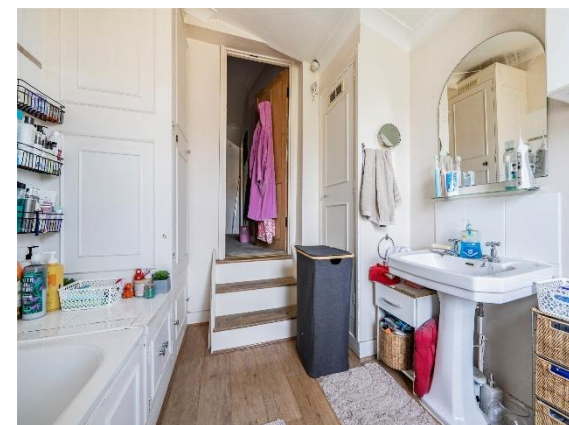
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welcome to

## Merton Road, Enfield

- Two Bedrooms
- Through Lounge
- Fitted Kitchen & Lean To
- First Floor Bathroom
- Southerly Facing Garden

Tenure: Freehold EPC Rating: E  
Council Tax Band: D

**£475,000**



Please note the  
marker reflects the  
postcode not the  
actual property

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Property Ref:  
ENF105477 - 0002

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## Merton Road, Enfield, EN2

Approximate Area = 766 sq ft / 71.1 sq m (exclude lean to)  
Outbuilding = 29 sq ft / 2.6 sq m  
Total = 795 sq ft / 73.7 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). © nrichcom 2026. Produced for Barnard Marcus. REF: 1502504



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