



**Bell Road, Enfield, EN1 3JZ**

**welcome to**  
**Bell Road, Enfield**

Barnfields are delighted to offer for sale this extended and recently refurbished, three-bedroom Victorian end of terrace family house in a quiet cul-de-sac just off Baker Street within close proximity of local shops, park and schools, and within a short walking distance of Enfield Town shopping centre.

The property is well presented throughout, offers spacious accommodation, benefits from an attached garage to side and is offered chain free.



**Entrance Hall**

Wood effect floor, radiator.

**Through Lounge**

23' 8" into bay x 11' 6" max ( 7.21m into bay x 3.51m max )

Wood effect floor, attractive cast iron fireplace with wooden mantel over, double and single radiator, decorative rose and coving to ceiling, door to kitchen.

**Dual Aspect Kitchen**

11' 8" x 8' 1" ( 3.56m x 2.46m )

Fitted in a range of light grey base wall and larder cupboards with one and a half bowl stainless steel sink inset to granite worksurface and drainer, plumbing for washing machine and dishwasher, integrated double over and grill, space for fridge freezer, gas hob with extractor fan over, fully tiled walls, vinyl floor, large understairs storage cupboard, sunken spotlights and coving to ceiling.

**First Floor****Landing**

Wood effect floor, storage cupboard, stairs to second floor.

**Bedroom One**

14' 3" x 10' 5" ( 4.34m x 3.17m )

Fitted carpet, double radiator, full range of built-in floor to ceiling wardrobe cupboards.

**Bedroom Two**

10' 8" max x 8' 10" ( 3.25m max x 2.69m )

Fitted carpet, picture rail, radiator.

**Bathroom WC**

Comprising low flush WC, pedestal basin, double end bath with central mixer taps and shower attachment, shower cubicle, half tiled walls, wood effect ceramic tiled floor, sunken spotlights to ceiling, extractor fan, heated towel rail.

**Second Floor****Master Bedroom**

16' 1" max x 12' 10" max ( 4.90m max x 3.91m max )

Fitted carpet, double radiator, sunken spotlights to ceiling, eaves storage cupboard, views over adjacent field to side.

**Outside****Front Garden**

Giving access to garage.

**Rear Garden**

South facing, laid to lawn, flower and shrub borders, patio, tap and security lights.

**Brick Built Garage**

20' 9" x 10' max ( 6.32m x 3.05m max )

Power and light, up and over door, casement door to rear garden, gas central heating boiler.



***view this property online*** [barnfields.co.uk/Property/ENF105068](http://barnfields.co.uk/Property/ENF105068)









**welcome to**

## **Bell Road, Enfield**

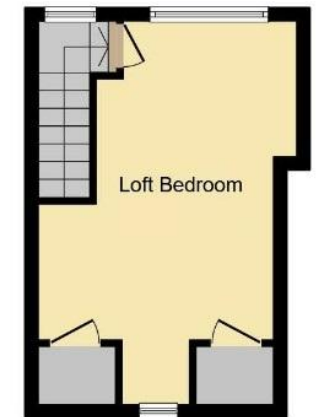
- Chain Free
- Three Double Bedrooms
- South Facing Garden
- Cul-De-Sac Location
- Large Garage To Side

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

offers over  
**£550,000**



Please note the  
marker reflects the  
postcode not the  
actual property



**view this property online** [barnfields.co.uk/Property/ENF105068](https://barnfields.co.uk/Property/ENF105068)



Property Ref:  
ENF105068 - 0005

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.



**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



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



**[barnfields.co.uk](https://barnfields.co.uk)**