



Clydach Road, Enfield, EN1 3SL

welcome to
Clydach Road, Enfield

Barnfields are extremely pleased to offer this charming three bedroom house in a most convenient turning, within level walking distance of Enfield Town Shopping centre and rail station (Liverpool Street Line). Good schools, Enfield Leisure Centre and Enfield Playing Fields are close by.

The property enjoys the benefit of a large garage to rear, requires some modernisation but offers excellent potential.



Double Front Doors

To:-

Entrance Hall

Laminate floor, radiator, picture rail and dado rail, understairs storage cupboard.

Lounge

14' x 12' 5" (4.27m x 3.78m)

Fitted carpet, handsome cast iron fireplace with wooden mantle, picture rail.

Dining Room

12' 8" x 10' 8" (3.86m x 3.25m)

Laminate floor, radiator, picture rail, built-in storage cupboards, sliding double glazed patio doors to garden.

Kitchen

9' 3" x 7' (2.82m x 2.13m)

Base units with worktops, wall cabinets, inset stainless steel sink unit, plumbing for washing machine, double glazed casement door to garden.

First Floor

Landing

Fitted carpet, access to loft.

Bedroom One

12' 7" x 11' (3.84m x 3.35m)

Fitted carpet, two double built-in wardrobe cupboards, radiator.

Bedroom Two

12' 7" x 11' 10" (3.84m x 3.61m)

Fitted carpet, range of built-in wardrobe cupboards, radiator, UPVC double glazed window, cupboard housing combination gas central heating boiler.

Bedroom Three

7' 3" x 6' 10" (2.21m x 2.08m)

Laminate floor, radiator.

Bathroom / WC

Panelled bath, wash hand basin with cupboard under, low flush WC, vinyl floor, radiator, fully tiled walls.

Outside

Rear Garden

Approximately 65' of rear garden, west facing with patio, laid to lawn, flower and shrub borders.

Garage

Large concrete garage with inspection pit, power and lighting, up and over door, secure access from Sketty Road (adjacent road).



view this property online barnfields.co.uk/Property/ENF106161







welcome to

Clydach Road, Enfield

- No Chain
- Large Garage At Rear
- Attractive Lounge
- Delightful Dining Room
- 65' Rear Garden

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

£500,000



Please note
the marker
reflects the
postcode
not the
actual
property

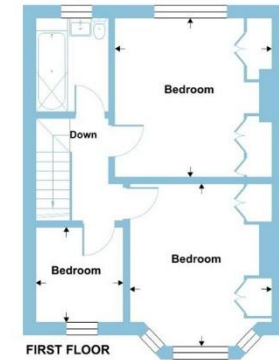


Clydach Road, Enfield, EN1

Approximate Area = 929 sq ft / 86.3 sq m
Outbuildings = 226 sq ft / 20.9 sq m
Total = 1155 sq ft / 107.2 sq m
For identification only - Not to scale



GROUND FLOOR



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2026. Produced for Barnard Marcus. REF: 1523247

barnfields

check out more properties at barnfields.co.uk



Property Ref:
ENF106161 - 0002

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.

barnfields



020 8363 3394



info@barnfields.com



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



barnfields.co.uk