



Burlington Road, Enfield, EN2 0LL

welcome to

Burlington Road, Enfield

Barnfields are delighted to offer for sale this beautifully presented and extended four-bedroom family home, situated in one of the area's most sought-after turnings. Ideally located within easy reach of the local shops on Lancaster Road, Gordon Hill Station, and a selection of highly regarded primary and secondary schools, this impressive property is perfectly suited to modern family living.

The current owners have significantly enhanced the accommodation by adding a superb rear kitchen extension, creating a spacious and sociable heart of the home, together with a loft conversion featuring a generous bedroom and contemporary en-suite bathroom. Offering versatile and well-appointed living space throughout, this outstanding family residence must be viewed internally to be fully appreciated.



Hallway

Fitted carpet, radiator, understairs storage cupboard, underfloor heating.

Through Reception Room

23' 7" x 11' 10" (7.19m x 3.61m)

Fitted carpet, double glazed windows to front with fitted shutters and window seat, fireplace with inset wood burner and slate hearth flanked by two built-in storage cupboards, radiator, sliding doors opening to:-

Kitchen / Breakfast Room

17' 5" x 14' 2" (5.31m x 4.32m)

An impressive room with a range of fitted wall and base units and toning Quartz worktops, induction hob with extractor above, built-in double oven and microwave, integrated dishwasher and washing machine, space for fridge freezer, matching island with undermount sink, luxury wood flooring with underfloor heating, spotlights, two skylights and bi-fold doors opening to the garden.

Downstairs WC

WC, wall mounted hand basin, tiled floor and part tiled walls.

First Floor

Landing

Fitted carpet.

Bedroom Two

15' 1" x 10' 9" (4.60m x 3.28m)

Fitted carpet, three double glazed windows to front with fitted shutters, radiator, range of built-in wardrobes and storage, spotlights.

Bedroom Three

10' 4" x 9' 8" (3.15m x 2.95m)

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

Bedroom Four

8' 11" x 6' 3" (2.72m x 1.91m)

Fitted carpet, double glazed window to rear, radiator.

Bathroom

Metro tiled bath with shower over and glass screen, WC, pedestal wash hand basin, matching metro tiled walls, double glazed sash window to side, chrome heated towel rail, tiled floor with underfloor heating, spotlights.

Top Floor

Lobby

With fitted carpet, skylight and doors to:-

Bedroom One

16' 10" x 13' 7" (5.13m x 4.14m)

Fitted carpet, two Velux windows to front, eaves storage space, radiator, double glazed French doors with Juliet balcony, spotlights.

En-Suite

Walk-in shower unit, WC, hand basin with drawers beneath, double glazed window to rear, fully tiled walls and floor with underfloor heating, spotlights, built-in cupboard.

Outside

Rear Garden

With patio area to front and step up to smart artificial lawn, garden shed and brick built BBQ.



view this property online barnfields.co.uk/Property/ENF106025







welcome to

Burlington Road, Enfield

- Through Reception Room
- Large Extended Kitchen/Breakfast Room With Bi-Folds
- Downstairs WC
- Two Bathrooms
- Close To Local Shops and Gordon Hill Station

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

£650,000



Please note the marker reflects the postcode not the actual property

check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



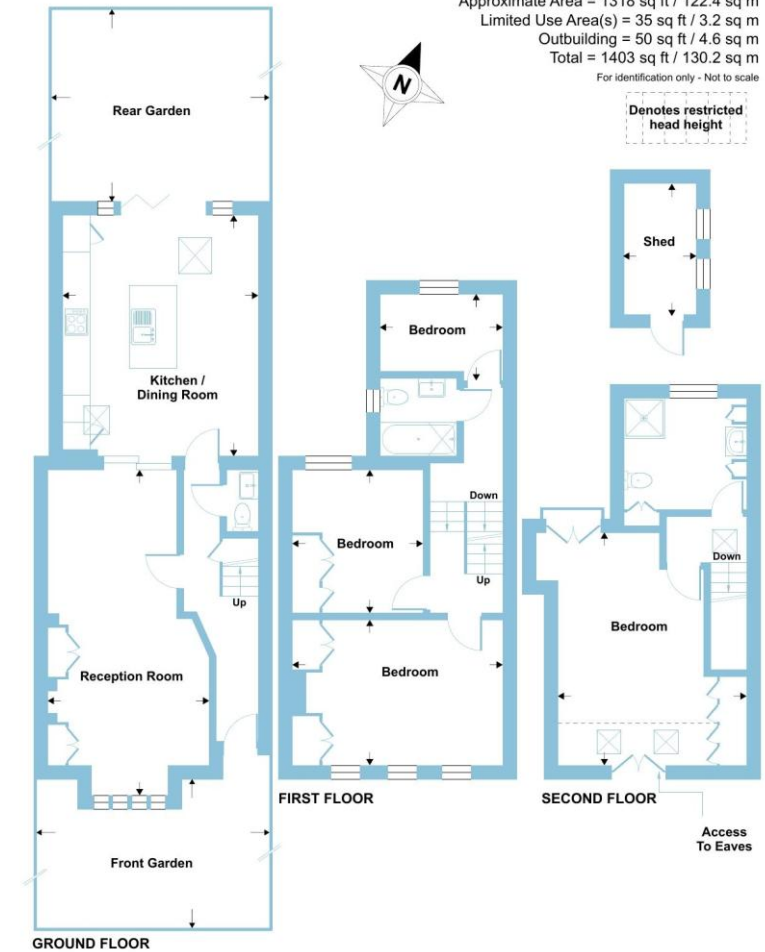
Property Ref:
ENF106025 - 0004

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.

Burlington Road, Enfield, EN2

Approximate Area = 1318 sq ft / 122.4 sq m
Limited Use Area(s) = 35 sq ft / 3.2 sq m
Outbuilding = 50 sq ft / 4.6 sq m
Total = 1403 sq ft / 130.2 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). © richwcom 2026. Produced for Barnard Marcus. REF: 1519905

barnfields

barnfields



020 8363 3394



info@barnfields.com



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



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