



Wellington Road, Enfield, EN1 2RL

welcome to
Wellington Road, Enfield

Barnfields are delighted to offer for sale this charming four-bedroom semi-detached 1930s family home, occupying a wide corner plot on the sought-after Wellington Road. Ideally located within easy reach of the highly regarded Ofsted Outstanding Raglan Primary School, Bush Hill Park Overground Station, and the beautiful Bury Lodge Gardens, this attractive property offers excellent accommodation for a growing family. The house provides tremendous potential for further extension to the side (subject to the necessary planning consents) allowing purchasers the opportunity to create their ideal home. Requiring some updating, the property offers the perfect chance for buyers to put their own stamp on it and add value.

Offered to the market on a chain-free basis, this is a rare opportunity to acquire a characterful family home in a highly desirable location.



Entrance Hall

An attractive entrance with tessellated tiled porch and original front double front doors opening to a spacious hallway with fitted carpet, radiator, double glazed window to side, understairs storage cupboard.

Front Reception Room

15' 11" x 11' 11" (4.85m x 3.63m)

Fitted carpet, double glazed bay window to front, radiator, brick built open fireplace and hearth, picture rails.

Rear Reception Room

14' 1" x 10' 10" (4.29m x 3.30m)

Fitted carpet, radiator, double glazed French doors to garden, tiled fireplace and hearth with open fire, picture rails.

Kitchen

10' 8" x 7' 5" (3.25m x 2.26m)

Range of fitted wall and base units with toning worktops, breakfast bar, sink and drainer, tiled splashbacks, space for oven, fridge/freezer and washing machine, double glazed windows to side and rear, radiator, wall mounted boiler, large larder cupboard, double glazed door to garden.

Downstairs WC

Lobby with pedestal wash hand basin, part tiled walls, double glazed window to side, vinyl flooring. Door opens to low level WC with additional double glazed window to the side, vinyl flooring and part tiled walls.

First Floor

Landing

Fitted carpet, double glazed window to side, picture rails.

Bedroom One

16' 1" x 11' (4.90m x 3.35m)

Double glazed bay window to front, radiator, fitted carpet, built-in wardrobes, picture rails.



Bedroom Two

11' 7" x 11' 4" (3.53m x 3.45m)

Double glazed windows to rear, radiator, fitted carpet, built-in wardrobes, picture rails.

Bedroom Three

9' 7" x 7' 5" (2.92m x 2.26m)

Double glazed bay window to front, radiator, fitted carpet, picture rails.

Bathroom

Panelled bath, pedestal wash hand basin, double glazed window to rear, cupboard housing the hot water tank, vinyl flooring, radiator.

Separate WC

WC, double glazed window to side, vinyl flooring, part tiled walls.

Second Floor

Bedroom Four

13' 4" x 11' 1" (4.06m x 3.38m)

Fitted carpet, window to front, door opening to vast loft storage space with potential to convert further (subject to relevant planning permissions).

Outside

Garden

An attractive rear garden with patio area to front, central lawn with mature tree and shrub borders, side access leading to:-

Garage

A detached garage to the side giving plenty of space and scope to extend into its footprint (subject to relevant planning permissions).

Off-Street Parking/Garden

A wide off-street parking space to the front of the house with double wrought iron gates and a pretty well stocked front garden with matching gate.



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welcome to

Wellington Road, Enfield

- Four Bedrooms
- Two Reception Rooms
- Extended Kitchen
- First Floor Bathroom
- Wide Frontage

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

offers in excess of

£700,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF106244 - 0002

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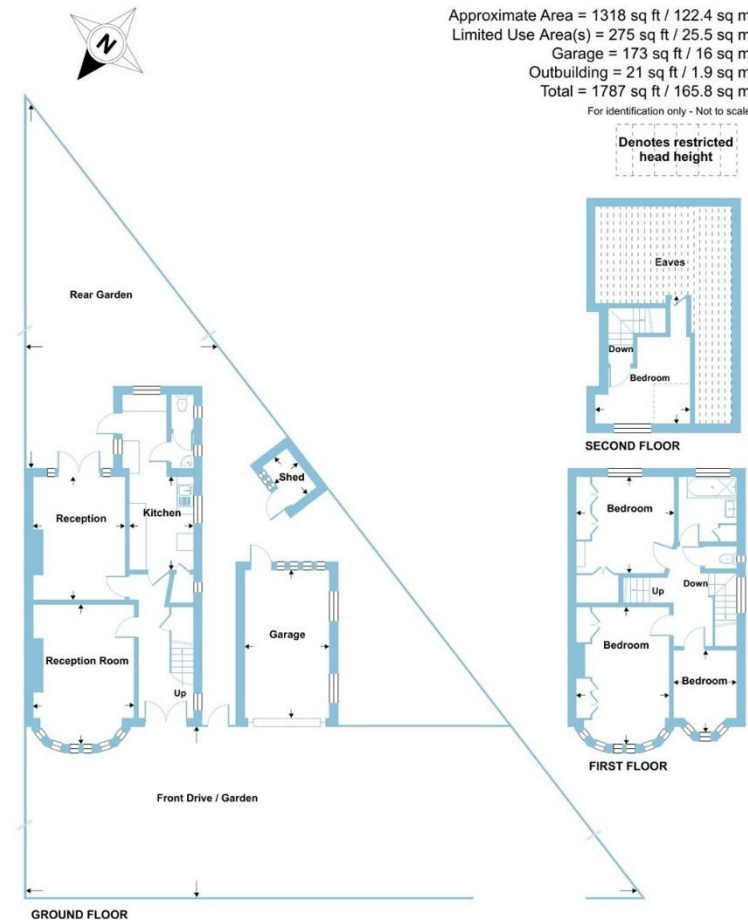
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Wellington Road, Enfield, EN1

Approximate Area = 1318 sq ft / 122.4 sq m
Limited Use Area(s) = 275 sq ft / 25.5 sq m
Garage = 173 sq ft / 16 sq m
Outbuilding = 21 sq ft / 1.9 sq m
Total = 1787 sq ft / 165.8 sq m

For identification only - Not to scale

Denotes restricted head height



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: 1528055



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