

Amberley Road, ENFIELD, EN1 2RB

barnfields

welcome to

Amberley Road, ENFIELD

Barnfields are delighted to offer for sale this spacious three bedroom family house in a sought after residential location close to the Outstanding Ofsted rated Raglan Primary school, Bush Hill Park Overground Station and access to the A10.

This chain free property offers two reception rooms, a modern fitted kitchen, a garage and a superb Westerly facing rear garden. Must be viewed!







Hallway
Fitted carpet, radiator, double glazed window to front.

WC
WC, corner hand basin, laminate floor.

Front Reception Room
14' 2" x 11' 7" (4.32m x 3.53m)
Fitted carpet, double glazed bay window to front, radiator, stone clad fireplace.

Rear Reception Room
12' 5" x 10' 7" (3.78m x 3.23m)
Fitted carpet, double glazed windows and door to the garden, radiator, open to:-

Kitchen
10' 5" x 7' 5" (3.17m x 2.26m)
Range of fitted beech wall and base units with toning worktops, sink and drainer, space for a cooker and fridge freezer, plumbing for a washing machine, tiled splashbacks, built-in cupboard, double glazed windows to side and rear, double glazed door to garden, vinyl tiled floor.

First Floor

Landing
Fitted carpet, loft hatch opening to loft storage space with potential to convert (subject to relevant planning permissions), double glazed window to side,

Bedroom One
14' 8" x 11' 1" (4.47m x 3.38m)
Fitted carpet, double glazed bay window to front, radiator, built-in wardrobes.

Bedroom Two
12' 3" x 11' 1" (3.73m x 3.38m)
Fitted carpet, double glazed window to rear, radiator, built-in wardrobes.

Bedroom Three
12' x 6' 6" (3.66m x 1.98m)
Fitted carpet, double glazed window to rear, radiator, built-in wardrobes plus additional original cupboard.

Shower Room
Fully tiled step-in shower unit, WC, pedestal wash hand basin, radiator, vinyl flooring, double glazed window to front, part tiled walls.

Outside

Rear Garden
An approximately 50ft Westerly facing rear garden with patio area to front and side gate, step up to raised lawn with mature tree and shrub borders.

Garage
A single garage accessed via an up and over door via the shared driveway,

















welcome to

Amberley Road, ENFIELD

- Three Bedroom Semi-Detached House
- Two Reception Rooms
- Modern Fitted Kitchen
- Downstairs WC
- Shower Room

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

offers in excess of

£550,000



Please note the marker reflects the postcode not the actual property

check out more properties at barnfields.co.uk



barnfields

020 8363 3394

info@barnfields.com

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

barnfields.co.uk

The Property Ombudsman

Property Ref:
ENF106125 - 0003

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.