



**Armfield Road, Enfield, EN2**  
**£585,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Armfield Road, Enfield, EN2

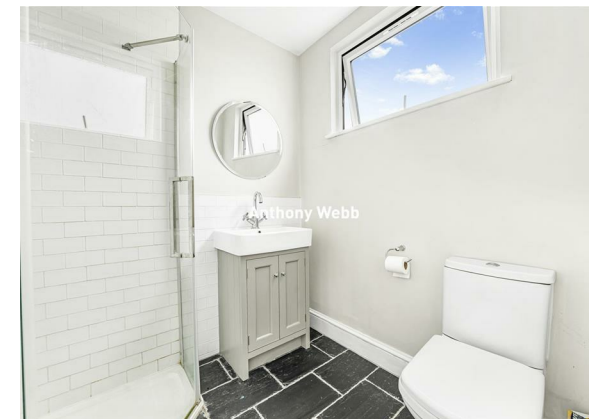
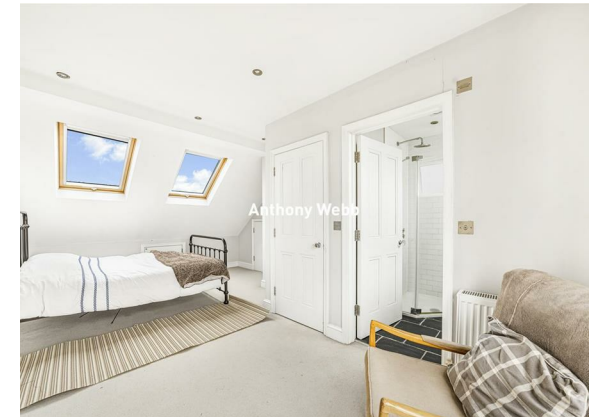
A well presented and extended Victorian built three bedroom terraced house located on a quiet residential turning off Lancaster Road. This property offers over 1300sq ft of bright and airy living space over three floors.

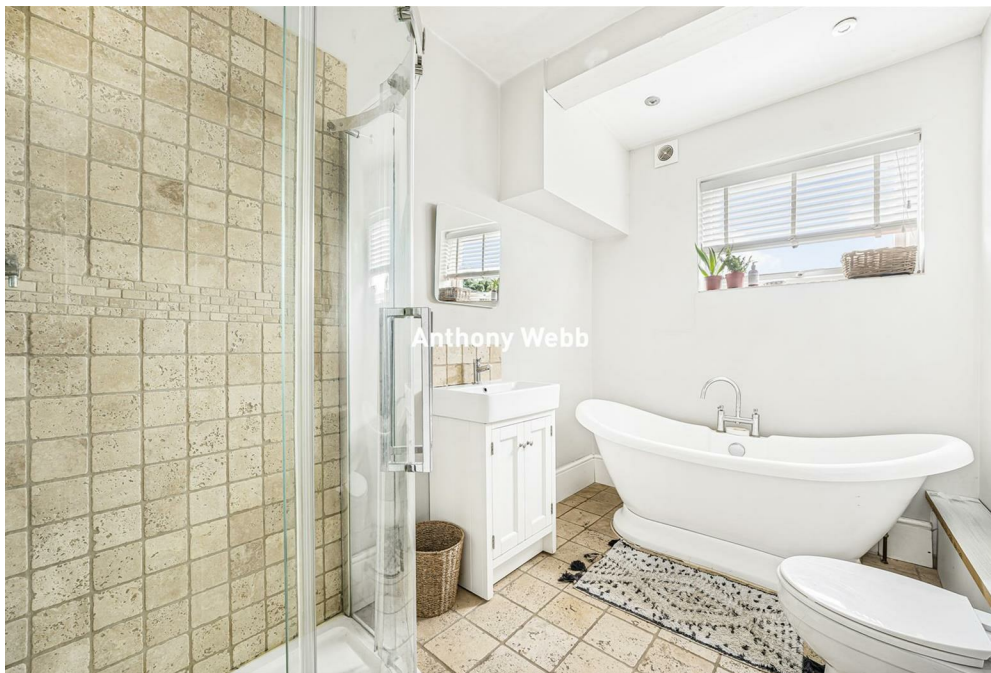
Armfield Road is ideally located for Lancaster Roads array of shops, cafes, bus routes while providing easy access to central London via Gordon Hill mainline station making it the perfect location for commuters. Enfield Town is also a short bus ride away offering a further wealth of shopping and transport facilities.

Hallway with stripped wood floor • Front reception with an original style fireplace and bay window • Extended modern fitted kitchen/diner featuring a sky light and glass doors leading to the rear garden • The kitchen features an island breakfast bar, solid worksurfaces and a butler sink • Ground floor guest cloak room • First floor landing • Spacious double bedroom to front with an original fireplace • Second double Bedroom with built in wardrobe and views of the garden • Modern family bath/shower room • The converted loft consists of a spacious double bedroom with skylights, eaves storage space and a modern en-suite shower room • Front garden • Rear garden with lawn area, flower and shrub borders and shed.

Enfield council tax band D

- Three double bedrooms
- Extended Victorian terrace house
- Living room with bay window
- Extended kitchen/diner
- Two bath/shower rooms
- Ground guest cloakroom
- Double glazing/Gas central heating
- Front and rear gardens





# Armfield Road Enfield EN2 0DL

Tenure: Freehold  
Gross Internal Area: 1320.00 sq ft



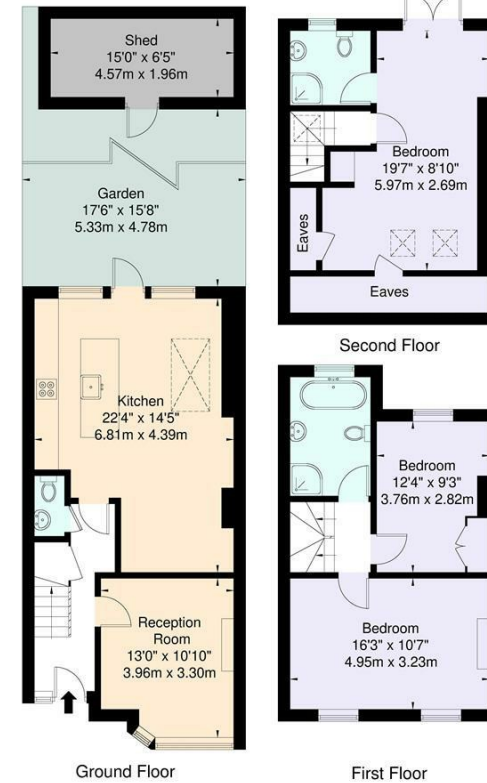
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area = 122.7 sq m / 1320 sq ft

Shed = 8.8 sq m / 94 sq ft

Total = 131.5 sq m / 1414 sq ft



Ground Floor

First Floor

For Illustration Purposes Only - Not To Scale

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