



Holly Walk, Enfield, EN2 6QD

welcome to

Holly Walk, Enfield

A Charming and Unique Victorian Sanctuary in the Heart of Enfield Town

Tucked away along the historic pedestrian path of Holly Walk, this rare two-bedroom Victorian cottage offers an enchanting mix of period character, modern luxury, and total privacy. Step through your private gated entry into a secluded, walled garden before exploring light-filled living spaces complete with original sash windows, shuttered bays, and a feature fireplace.

Boasting two distinct reception rooms plus a separate home office/study, a bespoke high-gloss kitchen, and a hotel-style bathroom with a freestanding roll-top bath, this home delivers ultimate convenience. You're just moments from Enfield Town's bustling shops, leafy Town Park the New River path, and two Overground stations with direct routes into Liverpool Street and Moorgate just over half an hour.







Gated Entrance

Private, gated pedestrian access off Holly Walk leading through the walled garden to the front door.

Lobby

Entrance hall featuring laminate flooring and integrated storage.

Kitchen

11' 11" x 7' 10" (3.63m x 2.39m)
Sleek high-gloss cabinetry with granite countertops, integrated appliances, slate tiling, and direct garden access

Lounge

12' 3" x 12' 1" (3.73m x 3.68m)
Bright dual-aspect living space featuring original sash windows with custom shutters, oak flooring and an exposed brick fireplace.

Dining Room

12' 3" x 12' 1" (3.73m x 3.68m)
Versatile second reception room with laminate flooring and built-in storage.

Study

10' 6" x 6' (3.20m x 1.83m)
Dedicated home office space with carpeted flooring and side garden views.

First Floor Landing

Carpeted stairwell and upper hallway.

Bedroom 1

12' 1" x 12' 1" (3.68m x 3.68m)
Spacious principal bedroom featuring custom window shutters and soft carpeting.

Bedroom 2

12' x 9' 5" (3.66m x 2.87m)
Charming double bedroom with original wood panelling, fitted shutters, and built-in wardrobes.

Bathroom

Luxury suite boasting a freestanding roll-top bath, walk-in tiled shower, oak flooring, and double towel warmers.

Outside

Garden

Secluded, south-westerly facing L-shaped walled garden with artificial lawn, paved patio, and private street access.

Parking

Enfield Town resident permit parking available via Enfield Council.



view this property online barnfields.co.uk/Property/ENF106040



welcome to

Holly Walk, Enfield

- Two Bedroom Cottage
- Heart Of Enfield Town's Conservation Area
- First Floor Bathroom
- Two Reception Rooms Plus Study
- Secluded Westerly Facing Walled Garden

Tenure: Freehold EPC Rating: E

Council Tax Band: E

£620,000



Please note
the marker
reflects the
postcode not
the actual
property

check out more properties at barnfields.co.uk



Property Ref:
ENF106040 - 0005

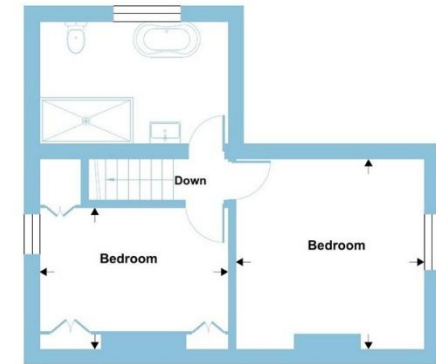
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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.

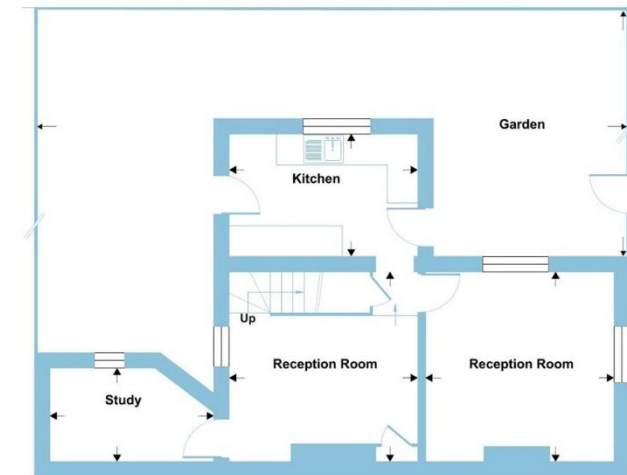
Holly Walk, Enfield, EN2

Approximate Area = 874 sq ft / 81.1 sq m

For identification only - Not to scale



FIRST FLOOR



GROUND 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: 1487583



020 8363 3394



info@barnfields.com



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



barnfields.co.uk