

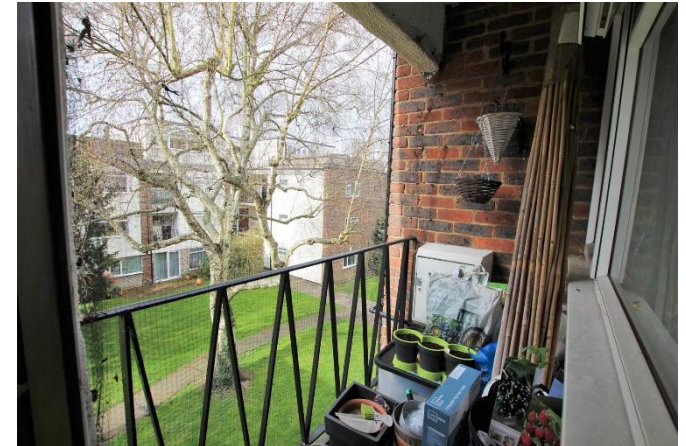


**Dunraven Drive, Enfield, EN2 8LJ**



**welcome to**  
**Dunraven Drive, Enfield**

Barnfields are pleased to offer for sale this ideal first time buy or investment opportunity. Originally a studio, the property has been partitioned to create two sleeping areas as well as a lounge area, separate kitchen and bathroom plus a small balcony. Located in a turning just off Enfield Ridgeway with its bus routes to Oakwood Tube Station and within walking distance of Gordon Hill Overground Station (Moorgate Line).





### **Communal Front Door**

Opens to communal hallway, stairs lead to:-

### **Second Floor**

Flat door opens to:-

### **Hallway**

Fitted carpet, dado rails, wall mounted entryphone.

### **Lounge**

12' 10" x 11' 9" at widest ( 3.91m x 3.58m at widest )  
An L shaped lounge with double glazed windows to rear, double glazed door to balcony, fitted carpet.

### **Kitchen**

9' 9" x 5' 10" ( 2.97m x 1.78m )  
Fitted wall and base units, toning worksurfaces, stainless steel sink and drainer, plumbing for washing machine, space for oven and fridge/freezer, tiled splashbacks, double glazed windows to rear, tiled floor, wall mounted hot water tank.

### **Sleeping Area One**

8' 6" x 6' 5" ( 2.59m x 1.96m )  
Fitted carpet.

### **Sleeping Area Two**

8' x 6' 5" ( 2.44m x 1.96m )  
Fitted carpet, high level internal windows.

### **Bathroom**

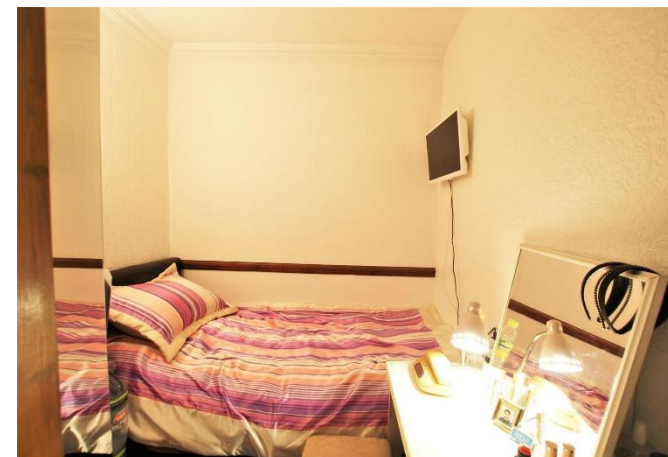
Panelled bath with shower over, pedestal wash hand basin, low level WC, fitted carpet, double glazed window to front.

### **Communal Gardens**

Pleasant communal gardens surround the block.

### **Parking**

Outside the block on a First Come First Served Basis.



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**welcome to**

## **Dunraven Drive, Enfield**

- Two Partitioned Sleeping Areas
- Lounge Area
- Balcony
- Bathroom
- Fitted Kitchen

Tenure: Leasehold EPC Rating: E

offers in excess of

**£200,000**



Please note the  
marker reflects the  
postcode not the  
actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:  
ENF103041 - 0002

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