



**Crofton Way, Enfield, EN2 8HS**





**welcome to**  
**Crofton Way, Enfield**

Barnfields are delighted to offer for sale this superb top floor two bedroom apartment with stunning views, located in a quiet cul-de-sac just off The Ridgeway, within walking distance of the new Wren Academy and One Degree Academy and within easy access of Enfield Town multiple shopping centre and rail stations (Liverpool Street) and (Moorgate Lines).

The well presented property is offered on a chain free basis.





### Entrance Hall

Wood flooring, cupboard housing water tank, access to loft. (The loft is insulated and extremely handy for storage).

### Lounge

17' 1" x 11' 11" ( 5.21m x 3.63m )

Wood flooring, radiator, double glazed windows to rear, spotlights.

### Kitchen

9' 9" x 8' 3" ( 2.97m x 2.51m )

Comprehensively fitted in dark wood wall and base units, toning worktops, stainless steel sink unit, inset gas hob unit with fume extractor hood over, tiled splashbacks, built-in oven below, plumbing for washing machine, gas central heating boiler, spotlights.



### Bedroom One

13' 8" x 9' 10" ( 4.17m x 3.00m )

Laminate flooring, radiator, double glazed windows to front.

### Bedroom Two

10' 3" x 6' 9" ( 3.12m x 2.06m )

Laminate flooring, radiator, double glazed windows to front, spotlights.

### Bathroom / WC

Fully tiled step-in shower unit, all mounted hand basin, low flush WC, fully tiled walls, ceramic tiled floor, chrome heated towel rail, extractor fan.

### Outside

Pleasant communal lawns surround the block.

### Garage

Single brick built garage in block adjacent.



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# welcome to Crofton Way, Enfield

- Chain Free
- Garage In Adjacent Block
- Spacious Attractive Lounge With Views
- Use Of Loft Area
- Two Bedrooms

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 159 years from 18 Apr 2007. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

## £375,000



Please note the marker reflects the  
postcode not the actual property



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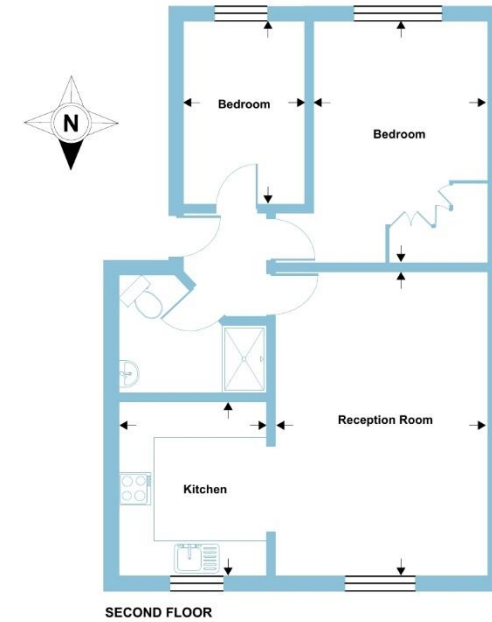
Property Ref:  
ENF104516 - 0002

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## Crofton Way, Enfield, EN2

Approximate Area = 600 sq ft / 55 sq m  
For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © rlicecom 2022. Produced for Barnard Marcus. REF: 1158634 





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