



Hermitage Close, Enfield, EN2 8EL

welcome to
Hermitage Close, Enfield

Barnfields are delighted to offer for sale this rarely available, two roomed ground floor studio maisonette with its own private garden. Originally a large studio apartment, the property has been re organised to create a separate bedroom area apart from the main living room/kitchen. Located in a quiet residential turning close to Enfield Chase Rail Station, Little Waitrose and other local shops, the property is also a short walk from Enfield Town shopping centre and country park.

The property has a 900 + year lease, is offered chain free and must be viewed to be fully appreciated.





Own Private Front Door

Opens to:-

Lobby

Via double glazed front door, laminate flooring, storage cupboard.

Bathroom

Pedestal wash hand basin, low level WC, panelled bath with shower above and glass screen, fully tiled walls, double glazed windows to front, chrome heated towel rail, airing cupboard with plumbing for washing machine.

Lounge / Kitchen

17' 1" x 11' 9" (5.21m x 3.58m)

Laminate flooring, kitchen area with a range of fitted light wood wall and base units with toning worktops, sink and drainer, electric induction hob with extractor above and fitted oven below, space for under counter fridge and freezer, radiator and cover, sliding double glazed patio doors to garden.

Bedroom Area

8' x 7' 8" (2.44m x 2.34m)

Originally the kitchen with laminate flooring, double glazed window to the side, radiator, fitted single wardrobe.

Garden

An L shaped wrap around garden accessed via a gate by the front door and the lounge, mostly laid to lawn with mature tree and shrub borders.

Parking

A private parking space to the rear of the block.



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welcome to

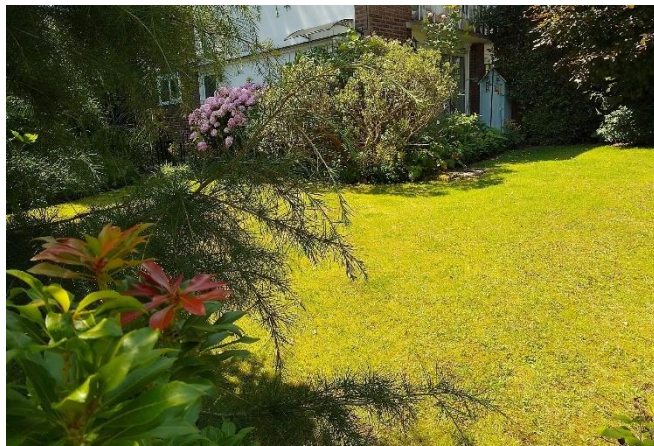
Hermitage Close, Enfield

- Wrap Around Private Garden
- Chain Free
- Parking Space
- Private Front Door
- Sliding Patio Doors To Garden

Tenure: Leasehold EPC Rating: Awaiting

This is a Leasehold property with details as follows; Term of Lease 999 years from 29 Sep 1963. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of
£250,000

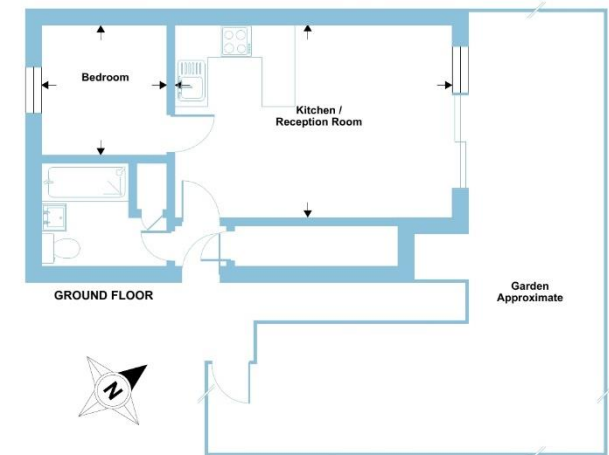


Hermitage Close, Enfield, EN2

Approximate Area = 363 sq ft / 33.7 sq m

For identification only - Not to scale

Please note the marker reflects the
postcode not the actual property



 RICS Certified Property Measurer
Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2022. Produced for Barnard Marcus. REF: 1161613. 

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Property Ref:
ENF104548 - 0004

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