



**Beresford Gardens, Enfield, EN1 1NP**

**welcome to**

**Beresford Gardens, Enfield**

Barnfields are pleased to offer for sale this spacious, two-bedroom GROUND floor purpose built maisonette with OWN GARDEN and GARAGE in a most convenient location close to Enfield Town Rail Station (Liverpool Street Line), Tesco supermarket, Enfield Town shopping centre and also within easy reach of the A10 with its plethora of retail parks.

The property is offered CHAIN FREE and is ideal for FTB's, downsizers and Investors alike.



### **Entrance Hall**

Fitted carpet, radiator, understairs storage cupboard.

### **Lounge**

13' 5" into bay x 11' 3" max ( 4.09m into bay x 3.43m max )  
Wood effect floor, radiator.

### **Kitchen**

10' 5" x 8' 1" ( 3.17m x 2.46m )

Fitted in a range of modern gloss white base and wall units with one and a half bowl stainless steel sink and drainer, inset to contrasting worksurface with tiled splashback, integrated oven and grill with gas hob and fume extractor fan over, plumbing for washing machine, double glazed casement door to side, ceramic tiled floor.



### **Bedroom One**

13' 5" into bay x 10' 10" max ( 4.09m into bay x 3.30m max )  
Wood effect floor, radiator.

### **Bedroom Two**

11' 7" x 8' ( 3.53m x 2.44m )  
Fitted carpet, radiator.

### **Bathroom**

White suite comprising low flush WC, vanity basin with cupboard under, panelled bath with glass shower screen, ceramic tiled floor and walls, frosted window to rear.



### **Outside**

### **Own Rear Garden**

Laid to lawn.

### **Garage On Block**

Brick built, on block to rear.



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welcome to

## Beresford Gardens, Enfield

- GROUND FLOOR MAISONETTE
- OWN GARDEN
- GARAGE
- TWO BEDROOMS
- MODERN KITCHEN & BATHROOM

Tenure: Leasehold EPC Rating: D

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

Offers In The Region Of

# £325,000



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Property Ref:  
ENF104674 - 0003

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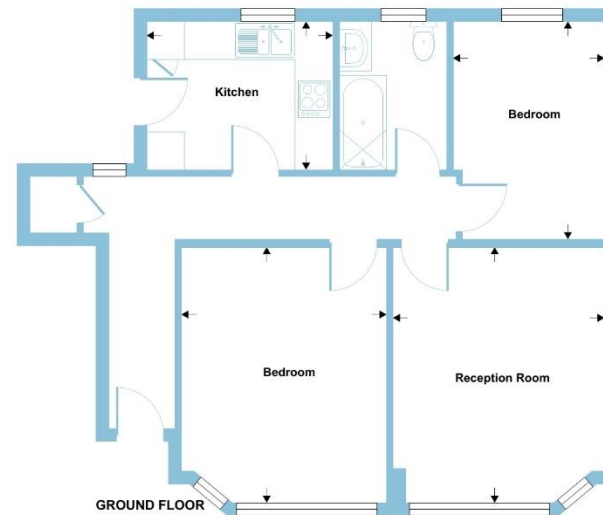
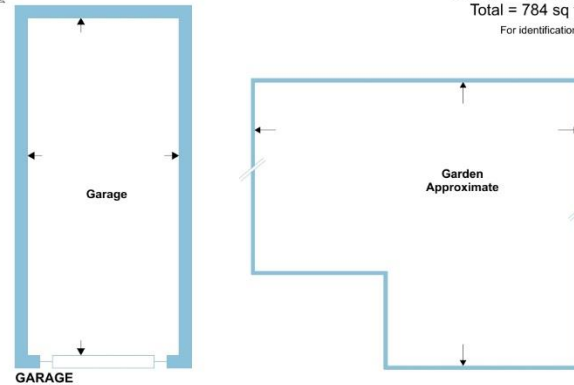
## Beresford Gardens, Enfield, EN1

Approximate Area = 641 sq ft / 59.5 sq m

Garage = 143 sq ft / 13.2 sq m

Total = 784 sq ft / 72.7 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). © richcom 2024. Produced for Barnard Marcus. REF: 1189194



Please note the marker reflects the postcode not the actual property

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