



**Waverley Road, Enfield, EN2 7AQ**





**welcome to**  
**Waverley Road, Enfield**

A rarely available ground floor, two bedroom apartment situated in this quiet residential turning, just minutes from local shops including 'The Little Waitrose', restaurants and pubs and Enfield Chase Rail Station and within easy access of Enfield Town with its multiple shopping facilities, the A10 and M25 Motorway with greenbelt countryside.

The spacious and modern ground floor apartment is offered on a chain free basis and has many pleasing features.





### Entrance Hall

Fitted carpet, sunken mat, door entryphone system, radiator, storage cupboard, cupboard housing wall mounted central heating boiler.

### Lounge

15' 1" max x 13' 6" max ( 4.60m max x 4.11m max )  
Two double radiators, fitted carpet, coving to ceiling, arch open to kitchen.

### Kitchen

8' 11" x 7' 3" ( 2.72m x 2.21m )  
Fitted in a range of white base and wall units and cupboards with single bowl composite sink and drainer inset to work surface with tiled splashback, plumbing for washing machine, integrated electric oven and grill, gas hob with extractor fan over, vinyl tiled floor, integrated fridge-freezer.

### Bedroom One

12' 11" max x 8' 8" max ( 3.94m max x 2.64m max )  
Fitted carpet, radiator, double built-in wardrobe cupboard with mirrored sliding doors.

### Bedroom Two

10' 5" max x 9' 3" max ( 3.17m max x 2.82m max )  
Fitted carpet, radiator, double built-in wardrobe cupboard with mirrored sliding doors.

### Bathroom

Low flush WC, pedestal basin, panelled bath with mixer tap, shower attachment, glass shower cubicle, extractor fan, fully tiled walls, fitted carpet, radiator.

### Outside

Pleasant communal gardens surround the block to front and rear with hedging and lawns. Allocated parking space in Vermont Close to rear.

### Agents Note

We are advised that the Freeholder also retains a Share of Freehold for the property. We ask that you make enquiries with your conveyancer.



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welcome to

## Waverley Road, Enfield

- Two Double Bedrooms
- Chain Free
- Allocated Parking Space To Rear
- Spacious Lounge
- Gas Central Heating

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1994. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

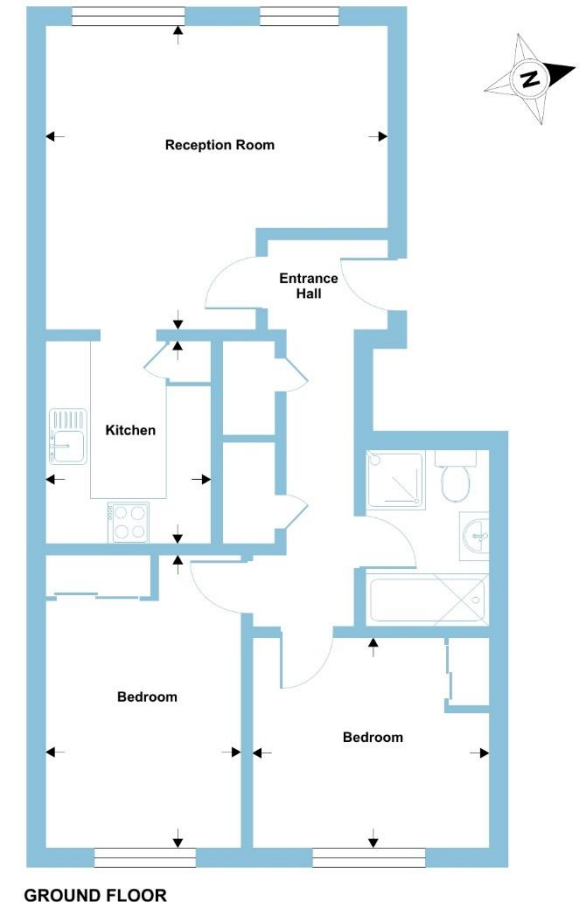
# £335,000



Please note the marker reflects the postcode not the actual property

Waverley Road, EN2

Approximate Area = 625 sq ft / 58.1 sq m  
For identification only - Not to scale



GROUND FLOOR

 Certified Property Measurer. Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2024. Produced for Barnard Marcus. REF: 1194065 

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Property Ref:  
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