



**St. Georges Road, Enfield, EN1 4TX**



**welcome to**

**St. Georges Road, Enfield**

Barnfields are delighted to offer for sale this superb, ground floor maisonette with the added benefit of its own private rear garden, outdoor office and storage cellar.

Offered in good condition throughout the property is located in a quiet residential location close to Forty Hall Country Park, the M25 and A10 with its abundance of retails parks. An ideal First Time Buy or Buy To Let Investment. Must be viewed to be appreciated.



## Private Composite Front Door

Opens to:-

## Lounge

16' 9" x 13' 6" ( 5.11m x 4.11m )

Laminate flooring, double glazed bay to front, open fireplace, radiator, archway to:-

## Lobby

10' 3" x 9' 11" ( 3.12m x 3.02m )

Laminate flooring, access to:-

## Bedroom

10' 3" x 9' 11" ( 3.12m x 3.02m )

Fitted carpet, double glazed doors to garden, radiator.

## Kitchen

10' 2" x 7' ( 3.10m x 2.13m )

Range of fitted wall and base units with toning worktops, stainless steel sink and drainer, tiled splashbacks, space for fridge/freezer, plumbing for washing machine, built-in oven with induction hob and extractor above, double glazed window to side, tiled floor, radiator, double glazed door opening to garden, plus door opening to:-

## Cellar

23' 8" x 19' 7" ( 7.21m x 5.97m )

A large space ideal for storage.

## Bathroom

White bathroom suite of panelled bath with shower over and glass screen, pedestal wash hand basin, low level WC, part tiled walls, chrome heated towel rail, part tiled walls, double glazed window to rear.

## Outside

### Rear Garden

A private rear garden accessed via the Kitchen and Bedroom, patio area to front, lawn plus shingled rear seating area.

### Outdoor Office / Cabin

10' 10" x 5' 10" ( 3.30m x 1.78m )

An ideal space for working from home with bi-fold doors, power and internet access.

### Front Garden

Own front garden currently laid to lawn with potential for off-street parking subject to a dropped kerb for access with planning permission from the local authority.







***view this property online*** [barnfields.co.uk/Property/ENF104703](http://barnfields.co.uk/Property/ENF104703)



welcome to

## St. Georges Road, Enfield

- Ground Floor
- Own Front Door
- Large Storage Cellar
- Private Rear Garden
- Spacious Lounge

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 99 years from 02 Mar 2018. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £325,000



Please note the marker reflects the postcode not the actual property



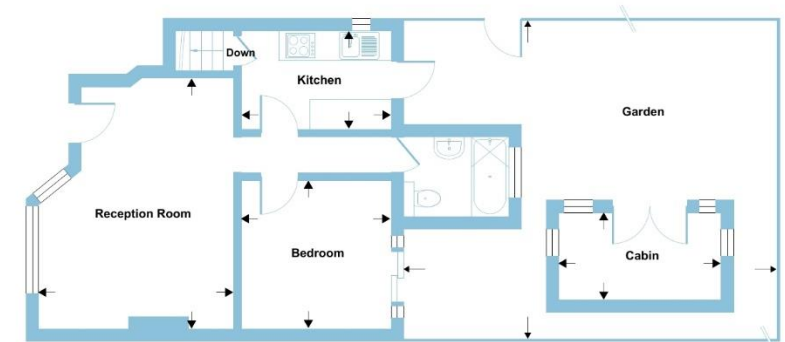
## St. Georges Road, Enfield, EN1

Approximate Area = 889 sq ft / 82.5 sq m

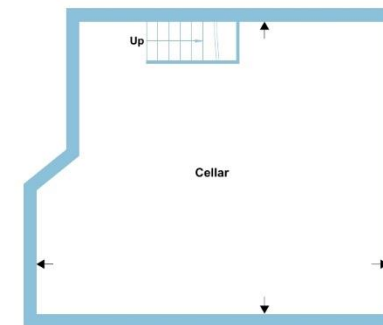
Outbuilding = 63 sq ft / 5.8 sq m

Total = 952 sq ft / 88.3 sq m

For identification only - Not to scale



GROUND FLOOR



CELLAR

check out more properties at [barnfields.co.uk](https://www.barnfields.co.uk)



Property Ref:  
ENF104703 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

 Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2023. Produced for Barnard Marcus. REF: 1013798 

  
barnfields



020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



[barnfields.co.uk](https://www.barnfields.co.uk)