



Village Road, Enfield, EN1 2EX

welcome to
Village Road, Enfield

Rarely available, two bedroom ground floor balcony apartment, situated in this popular residential location, adjacent to local shops, Bush Hill Gardens, library and bus routes and within close proximity of good schools, the A10 with its abundance of retail facilities, Bush Hill Park Rail Station (Liverpool Street Line) and Enfield Town with its multiple shopping facilities.

The property has been modernised throughout to a high standard by the current vendors and has many pleasing features.



Communal Entrance Hall

Accessed via door entryphone. Large storage cupboard and smaller storage cupboard. Front door to apartment.

Entrance Hall

Fitted carpet, double radiator, video entryphone system, two large storage cupboards.

Dual Aspect Lounge

21' 1" x 10' 10" max (6.43m x 3.30m max)

Fitted carpet, double glazed door to west facing balcony/terrace, two double radiators.

Kitchen

8' 7" x 8' 5" (2.62m x 2.57m)

Comprehensively fitted in a range of dark blue base and wall cupboards with integrated electric oven and grill, single bowl stainless sink and drainer inset to composite worksurface with splashback, integrated fridge-freezer, plumbing for washing machine, space for tumble dryer, inset electric hob with fume extractor fan over, wall mounted gas central heating boiler, ceramic tiled floor.

Bedroom One

13' 4" max x 10' 5" max (4.06m max x 3.17m max)

Fitted carpet, radiator.

Bedroom Two

13' 3" max x 9' 8" max (4.04m max x 2.95m max)

Fitted carpet, double radiator.

Shower Room / WC

Beautifully appointed in a modern white suite comprising low flush WC with concealed cistern, vanity basin with cupboard under, large walk-in shower with glass screen, frosted window to rear, double radiator, vinyl tile effect floor.

Outside

Communal Garden (front)

Attractive communal gardens laid to lawn, retaining wall.

Communal Garden (rear)

Drying area, access to first come first served car park accessed via Bury Street West.

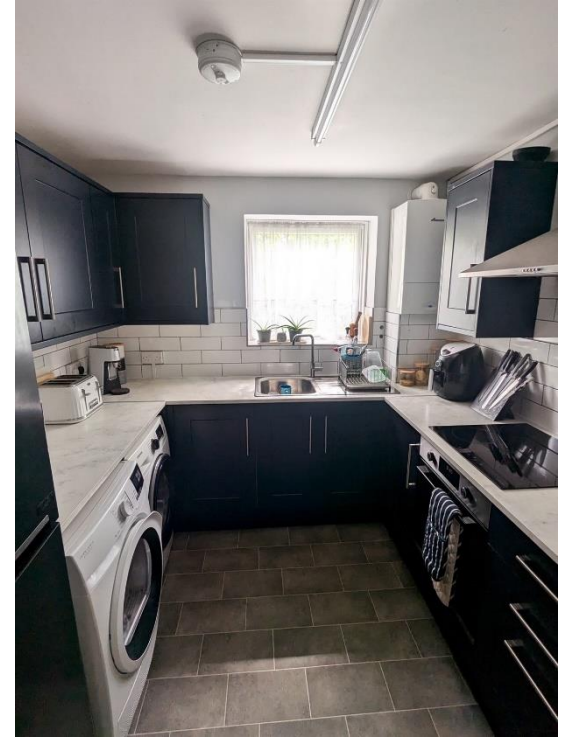
NB

The current vendors replaced the gas central heating boiler in 2024 and the property was rewired circa 2022.



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Village Road, Enfield

- 21' Lounge
- West Facing Balcony Terrace
- Over 170 Year Lease
- Two Double Bedrooms
- Modern Fitted Kitchen

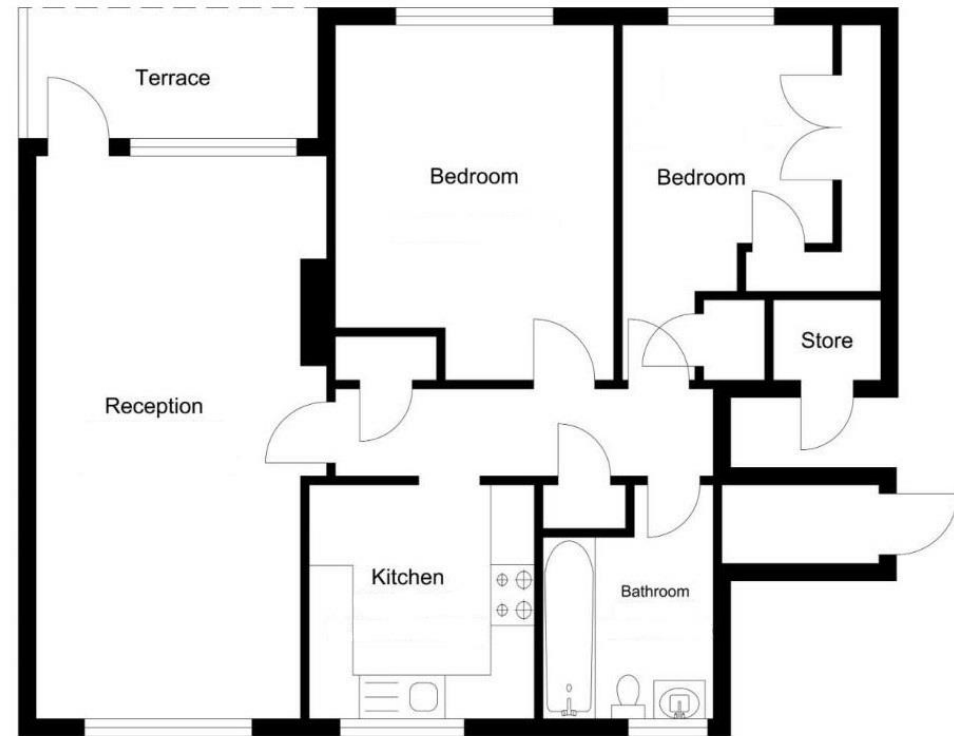
Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 215 years from 05 Mar 1984. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£340,000



Please note
the marker
reflects the
postcode
not the
actual
property



Approximate Floor Area
711.17 sq. ft.
(66.07 sq. m)

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Property Ref:
ENF104878 - 0002

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barnfields



020 8363 3394



info@barnfields.com



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



barnfields.co.uk