



Eaton Road, Enfield, EN1 1NJ

welcome to
Eaton Road, Enfield

Barnfields are delighted to offer for sale this immaculate and spacious, two bedroom first floor purpose built maisonette 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 has been modernised to a high standard throughout and must be viewed to be fully appreciated.





Private Front Door

Opens to:-

Hallway

Fitted carpet, staircase to First Floor.

First Floor Landing

Fitted carpet, storage cupboard and loft hatch opening to loft storage space.

Lounge

13' 11" x 12' 7" (4.24m x 3.84m)

Fitted carpet, double glazed windows to front, radiator.

Kitchen

10' 11" x 7' (3.33m x 2.13m)

Range of fitted wall and base units with toning worktops, double stainless steel sink and drainer, tiled splashbacks, gas hob with extractor above and oven beneath, plumbing for washing machine, built-in dishwasher, space for fridge/freezer, cupboard housing combination boiler, wooden laminate flooring, double glazed window to side, double glazed door opening to a small balcony and staircase leading down to communal garden.

Bedroom One

12' 7" x 12' 2" (3.84m x 3.71m)

Fitted carpet, double glazed windows to rear, radiator.

Bedroom Two

8' 9" x 7' 5" (2.67m x 2.26m)

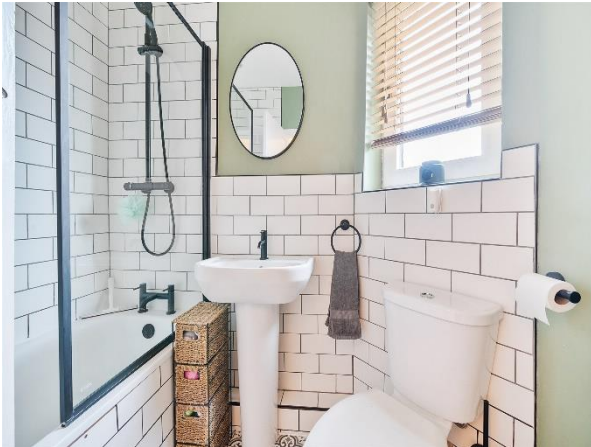
Fitted carpet, double glazed windows to front, radiator.

Bathroom

Tiled panelled bath with shower above and glass screen, low level WC, pedestal wash hand basin double glazed window to rear, tiled floor, part tiled walls.

Outside

Communal rear garden accessed via exterior staircase from kitchen.



view this property online barnfields.co.uk/Property/ENF104888



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- Two Bedrooms
- Own Front Door
- Stairs To Communal Garden
- Long Lease
- Fitted Kitchen And Bathroom

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 147 years from 01 Jan 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£350,000



Please note
the marker
reflects the
postcode
not the
actual
property

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Property Ref:
ENF104888 - 0002

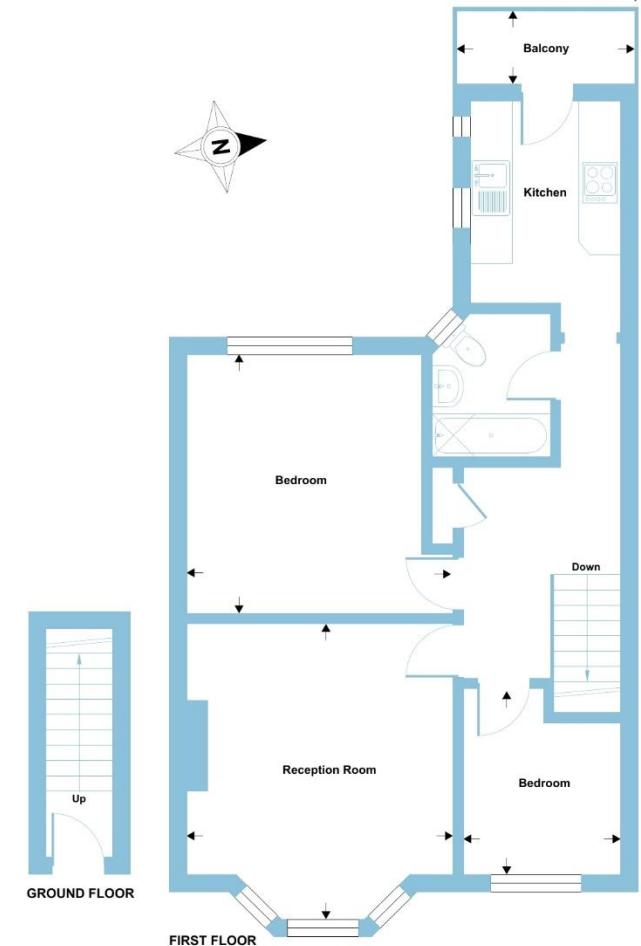
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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.

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Approximate Area = 635 sq ft / 58.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Barnard Marcus. REF: 1242929

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