



Warne Court, Village Road, Enfield, EN1 2FD

welcome to

Warne Court, Village Road, Enfield

Barnfields are delighted to offer for sale this stunning first floor, two bedroom luxury apartment in a private gated development with superb balcony views over Enfield Cricket Ground. The property is conveniently located in a private turning, just off the tree lined Village Road, which is one of Enfield's most prestigious turnings.

The property boasts two bathrooms, secure underground parking and is offered on a Chain Free basis!

Must be viewed.



Communal Entrance Hall

Stairs to First Floor. Flat door opens to:-

Spacious Entrance Hall

Oak flooring, radiator, video entry phone, deep storage cupboard.

Living Room

16' 4" x 13' 11" (4.98m x 4.24m)

Oak flooring, two radiators, double glazed French windows to balcony with stunning views over the Enfield Cricket Ground, open plan to:-

Kitchen

11' 1" x 9' 10" (3.38m x 3.00m)

Comprehensively fitted in modern units, comprising matching cream gloss wall and base units with granite worktops, matching wall cabinets, integrated gas hob with fume extractor hood over, built-in oven and microwave, red glass splashbacks, integrated dishwasher, washing machine, fridge-freezer, undermount sink unit, cupboard housing wall mounted combination gas central heating boiler, continued oak flooring, double glazed window.

Bedroom One

13' x 10' 2" (3.96m x 3.10m)

Oak flooring, radiator, double built-in wardrobe cupboard, double glazed window to front, door to:

En-Suite Shower Room / WC

Shower cubicle, hand basin with cupboard beneath, WC with concealed cistern, ceramic tiled floor, fully tiled walls, chrome heated towel rail.

Bedroom Two

12' 10" x 8' 8" (3.91m x 2.64m)

Oak flooring, radiator, double built-in wardrobe cupboard, double glazed window to front.

Guests Bathroom

Panelled bath with separate shower over, pedestal wash hand basin, WC, with concealed cistern, ceramic tiled floor, chrome heated towel rail, fully tiled walls.

Outside

Communal Gardens

Well maintained communal gardens backing onto Enfield Cricket Ground.

Parking

A sweeping driveway with private access via remote controlled security gates. There is an allocated parking space beneath the building plus additional visitor spaces at the front of the block.



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welcome to

Warne Court, Village Road, Enfield

- Secure Underground Parking
- Two Good Sized Bedrooms
- En-Suite Shower Room / WC To Master Bedroom
- Balcony With Views
- Superb 16ft Living Room

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 999 years from 18 Mar 2016. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in the region of

£440,000



Please note
the marker
reflects the
postcode not
the actual
property

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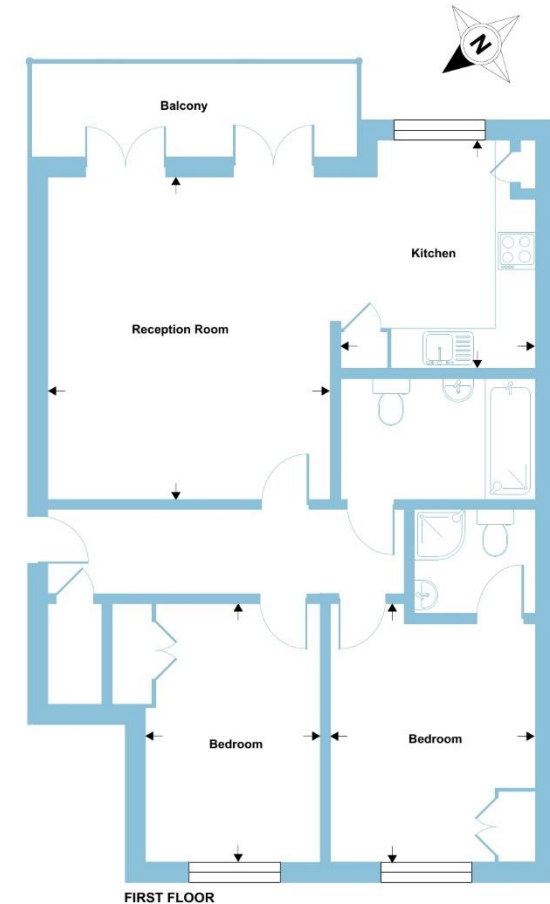
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Village Road, Enfield, EN1

Approximate Area = 798 sq ft / 74.1 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). © richcom 2025. Produced for Barnard Marcus. REF: 1242100

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