



**Culloden Road, Enfield, EN2 8QE**



**welcome to**  
**Culloden Road, Enfield**

Delightful and spacious two bedroom first floor purpose built maisonette, situated in this quiet residential turning, just minutes from local shops, restaurants and pubs and Enfield Chase Rail Station (Moorgate Line) and within easy access of Enfield Town with its multiple shopping facilities, M25 Motorway and greenbelt countryside.

The property has been maintained to a high standard throughout and has many pleasing features including an extremely long lease.





### Entrance Porch

Accessed via own front door, radiator, fitted carpet, storage cupboard, easy rise staircase to first floor landing.

### First Floor Landing

Fitted carpet, access to loft with pull down ladder, double radiator.

### Lounge

15' x 13' 9" max ( 4.57m x 4.19m max )

Fitted carpet, double radiator, coving to ceiling.

### Kitchen

9' 8" x 7' 9" ( 2.95m x 2.36m )

Fitted in a combination of modern base and wall cupboards with contrasting worksurface, inset single bowl composite sink and drainer with mixer tap over, plumbing for washing machine, space for fridge-freezer, integrated electric oven and grill, microwave oven, gas hob with extractor fan over with tiled splashback, wall mounted gas combination boiler, ceramic tiled floor.

### Bedroom One

15' x 11' 11" max ( 4.57m x 3.63m max )

Fitted carpet, double radiator, range of built-in wardrobe cupboards with mirrored doors, double built-in wardrobe cupboard with cupboard over bed space.



### Bedroom Two

12' 8" x 11' 11" ( 3.86m x 3.63m )

Fitted carpet, coving to ceiling, double radiator.

### Bathroom

Comprises panelled bath with mixer tap, vanity basin with cupboard under, glass shower cubicle, ceramic tiled floor, fully tiled walls, frosted window to rear, heated towel rail, double radiator, extractor fan.

### Separate WC

Bracket basin, ceramic tiled floor, low flush WC, radiator, frosted window to rear.

### Outside

As previously stated, the property enjoys its own south facing rear garden, generously proportioned with timber shed, power and light, laid to laid with mature trees, shrubs to side and rear.



**view this property online** [barnfields.co.uk/Property/ENF104766](http://barnfields.co.uk/Property/ENF104766)





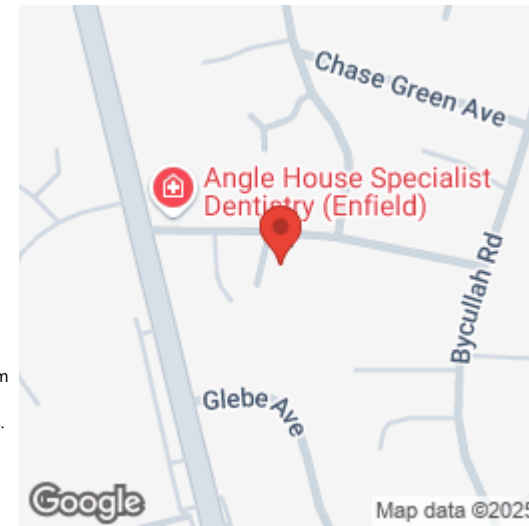
## welcome to Culloden Road, Enfield

- Two Double Bedrooms
- South Facing Rear Garden
- 900+ Year Lease
- Modern Fitted Bathroom
- Spacious Lounge

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1966. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £425,000

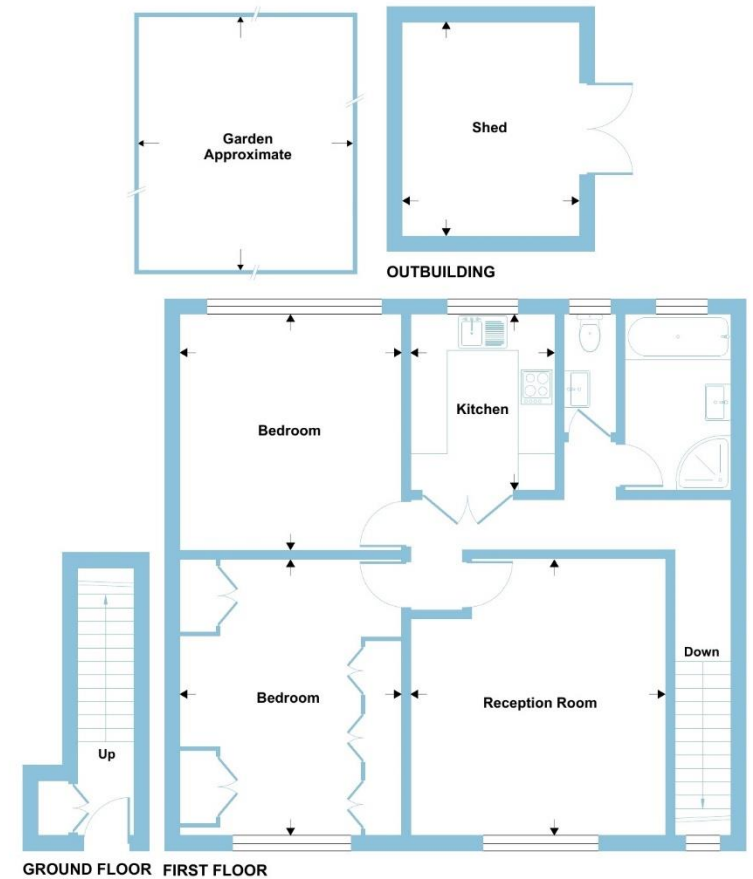


Please note the marker reflects the postcode not the actual property



## Culloden Road, Enfield, EN2

Approximate Area = 886 sq ft / 82.3 sq m  
Outbuilding = 110 sq ft / 10.2 sq m  
Total = 996 sq ft / 92.5 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: 1235233



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Property Ref:  
ENF104766 - 0002

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