



**Crofton Way, Enfield, EN2 8HR**



**welcome to**  
**Crofton Way, Enfield**

A well appointed, first floor purpose built flat in this delightful development with rooftop views over greenbelt countryside, and within easy access of Enfield Town multiple shopping centre, Enfield Chase Rail Station (Moorgate Line) and the M25 motorway.

The property is well presented throughout and is offered chain free.



### Entrance Hall

Fitted carpet, airing cupboard housing hot and cold water tanks.

### Lounge

17' 6" max x 11' 7" ( 5.33m max x 3.53m )

Fitted carpet, double radiator, coving to ceiling, double glazed door to Juliet balcony, door to kitchen.

### Kitchen

10' 8" x 8' 4" ( 3.25m x 2.54m )

Fitted in a range of white base units and wall cupboards with contrasting worksurface, vinyl floor, plumbing for washing machine, space for fridge, wall mounted gas central heating boiler, one and half bowl stainless steel sink and drainer with tiled splashback, mixer tap over, meter cupboard, integrated double oven and grill, electric hob with fume extractor hood over, vinyl floor.

### Bedroom One

14' 8" max x 9' 8" ( 4.47m max x 2.95m )

Fitted carpet, radiator, double glazed casement doors to Juliet balcony, views over rooftops to greenbelt countryside and beyond.

### Bedroom Two

10' 8" max x 6' 7" ( 3.25m max x 2.01m )

Fitted carpet, radiator, double glazed casement doors to Juliet balcony, views over rooftops to greenbelt countryside and beyond.

### Bathroom

Comprising panelled bath with mixer tap, electric shower over, curtain and rail, low flush WC, pedestal wash hand basin, extractor fan, radiator, vinyl floor, part fully tiled walls.

### Outside

Pleasant communal gardens surround the block with ample parking for both residents and guests.

### Garage

Brick built garage en bloc with up and over door.



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## welcome to Crofton Way, Enfield

- Spacious Lounge
- Long Lease
- Garage
- Modern Bathroom
- Chain Free

Tenure: Leasehold EPC Rating: C

This is a Leasehold property with details as follows; Term of Lease 165 years from 04 Mar 2011. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £295,000

Please note the marker reflects the  
postcode not the actual property



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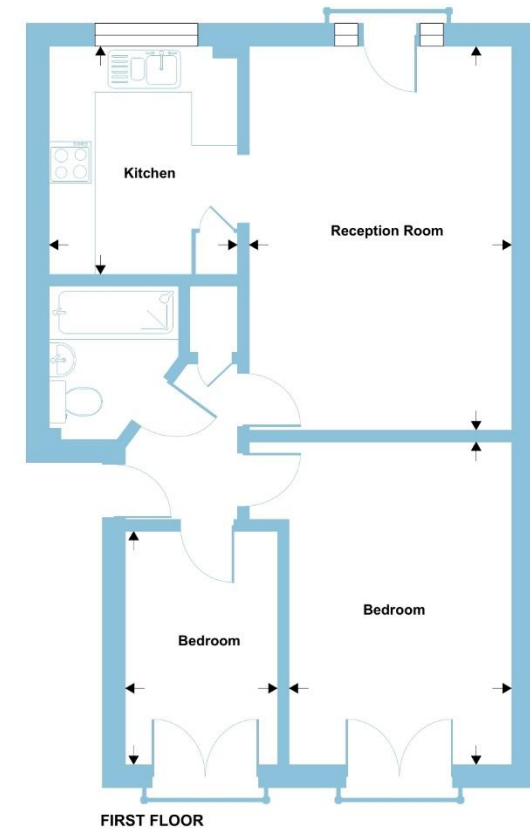
Property Ref:  
ENF105039 - 0005

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Approximate Area = 590 sq ft / 54.8 sq m  
For identification only - Not to scale



FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2025. Produced for Barnard Marcus. REF: 1267045

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