



Linden Gardens, Enfield, EN1 4DX

welcome to
Linden Gardens, Enfield

Requiring total refurbishment and modernisation, we offer this spacious 1930's built bay windowed, three bedroom house in a popular residential turning, within good access Enfield Town multiple shopping centre and rail stations. Good schools are also close at hand.

Features include:-





Entrance Hall

Understairs storage cupboard.

Lounge

27' 4" x 11' 3" (8.33m x 3.43m)

Tiled fireplace, French windows to garden.

Kitchen

9' 3" x 6' 5" (2.82m x 1.96m)

Original fittings, in poor condition, door to garden.

First Floor

Landing

Access to loft.

Bedroom One

15' 6" into bay x 10' 10" (4.72m into bay x 3.30m)

Bedroom Two

12' 3" x 10' 6" (3.73m x 3.20m)

Built-in cupboard.

Bedroom Three

9' 3" x 7' (2.82m x 2.13m)

Oriel bay window.

Bathroom

Panelled bath, pedestal wash hand basin, WC, requiring total modernisation.

Outside

Garden

Approximately 100' of rear garden with vehicular access, possible garage space, large brick built store/garage.

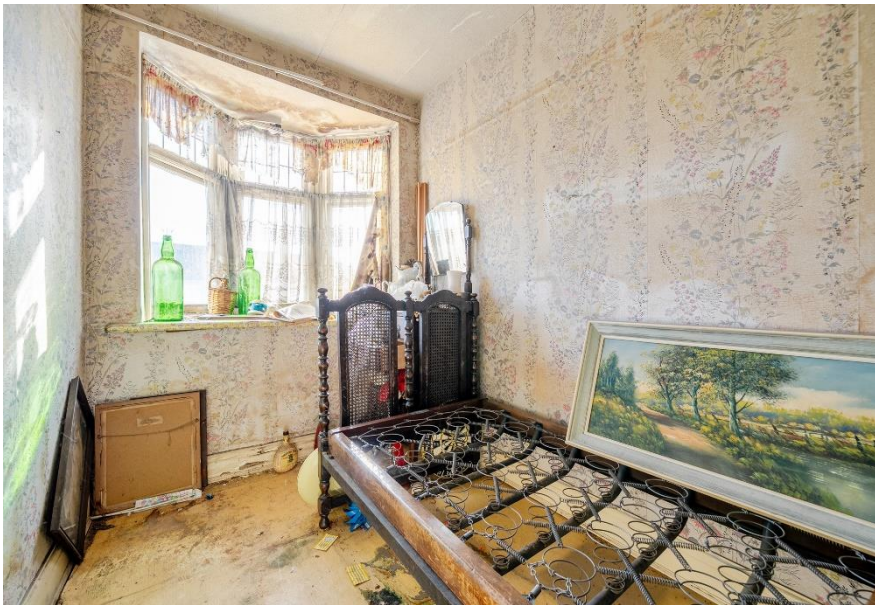
Agents Note

The sale of this Property is subject to Grant of Probate. Please seek an update from the Branch with regards to the potential timeframes involved.



view this property online barnfields.co.uk/Property/ENF104948





welcome to

Linden Gardens, Enfield

- 27' Through Lounge
- Three Good Sized Bedrooms
- 100' Rear Garden
- Possible Garage Space
- No Chain

Tenure: Freehold EPC Rating: F

£400,000



Please note the marker reflects the postcode not the actual property

check out more properties at barnfields.co.uk



Property Ref:
ENF104948 - 0003

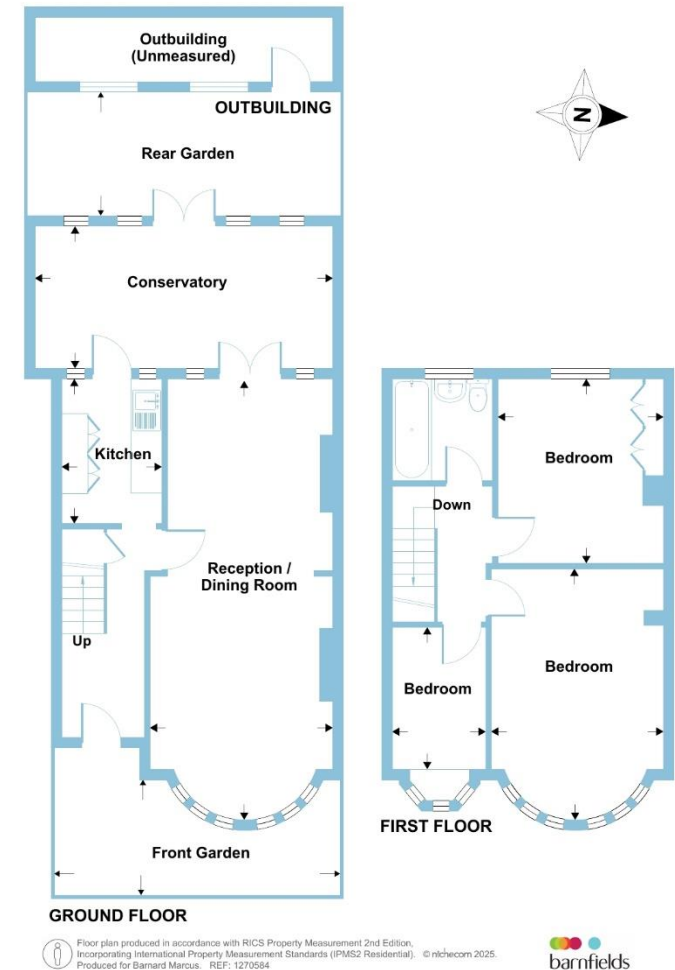
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements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

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Linden Gardens, Enfield, EN1

Approximate Area = 1049 sq ft / 97.4 sq m (excludes outbuilding)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS Residential). © nrichcom 2025. Produced for Barnard Marcus. REF: 1270584

barnfields

barnfields



020 8363 3394



info@barnfields.com



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



barnfields.co.uk