



**Conifer Gardens, Enfield, EN1 2HD**



***welcome to***

## **Conifer Gardens, Enfield**

Situated in this quiet residential cul-de-sac, just off Village Road and within close proximity of local shops, parks and Bush Hill Park Rail Station, a bright and spacious first floor purpose built garden maisonette, modernised to a good standard and offered chain free with allocated parking.

Bush Hill Park Rail Station (Liverpool Street Line) and Enfield Town are also close at hand.





### Entrance Hall

Fitted carpet, window to side, electric radiator, stairs to first floor.

### First Floor Landing

Fitted carpet, radiator, access to loft, sunken spotlights to ceiling.

### Lounge

14' 10" max x 13' 7" max ( 4.52m max x 4.14m max )

Fitted carpet, double radiator, sunken spotlights to ceiling.

### Kitchen

6' 10" x 6' ( 2.08m x 1.83m )

Wood effect base and wall cupboards with single bowl stainless steel sink and drainer inset to contrasting worksurface, tiled splashback, integrated electric oven and grill and hob with extractor fan over, space for fridge and washing machine, ceramic tile effect floor, window to side, spotlights to ceiling.

### Bedroom

11' 7" x 9' 8" ( 3.53m x 2.95m )

Fitted carpet, radiator, built-in cupboard over stairs, sunken spotlights to ceiling.

### Bathroom

Low flush WC, panelled bath with shower over, pedestal wash hand basin, fully tiled walls, extractor fan, ceramic tiled floor, spotlights to ceiling, storage cupboard.

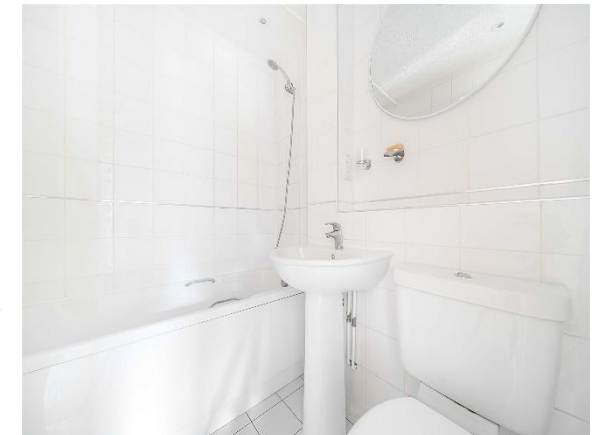
### Outside

### Garden

Boundary garden to front of property with shrubs and bushes, large storage cupboard housing meters and gas central heating boiler.

### Allocated Parking Space

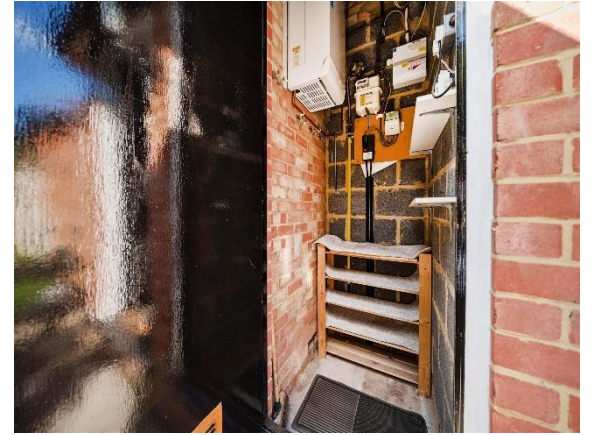
Hard standing for one vehicle.



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## Conifer Gardens, Enfield

- Chain Free
- Long Lease
- Allocated Parking Space
- Own Garden Area
- Own Front Door

Tenure: Leasehold EPC Rating: D

Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 158 years from 09 May 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £280,000



Please note  
the marker  
reflects the  
postcode  
not the  
actual  
property

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Property Ref:  
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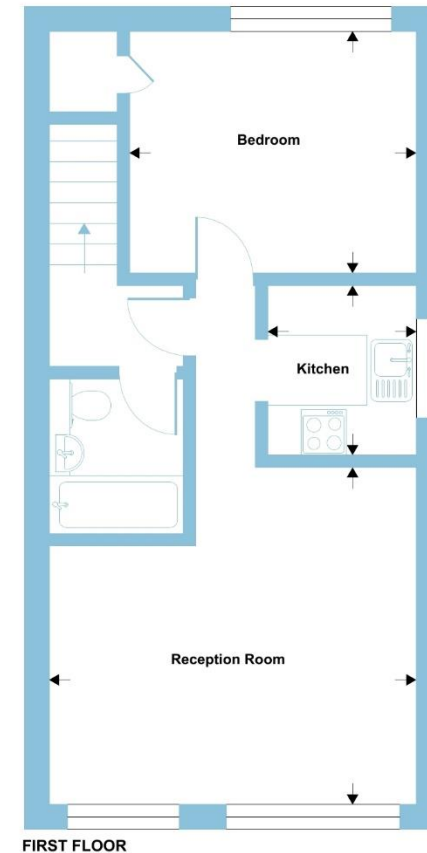
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## Conifer Gardens, Enfield, EN1

Approximate Area = 462 sq ft / 42.9 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). © nichecom 2025. Produced for Barnard Marcus. REF: 1294357



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