



Morley Hill, Enfield, EN2 0BL

welcome to
Morley Hill, Enfield

Barnfields are delighted to offer for sale this rarely available, two bedroom ground floor maisonette with its own rear garden located close to Gordon Hill Overground Station, local shops on Lancaster Road, Hilly Fields Country Park and good local schools.

The flat benefits from its own front door and a long lease and must be viewed to be fully appreciated.





Private Front Door

Opens to:-

Hallway

Wood flooring, radiator, understairs cupboard, original corner cupboard, picture rails.

Lounge

15' 8" x 13' 6" (4.78m x 4.11m)

Wood flooring, double glazed windows to front, radiator, picture rails.

Bathroom

Panelled bath, pedestal wash hand basin, step-in shower unit, low level WC, window to side, fully tiled walls, vinyl flooring, spotlights, radiator.

Bedroom One

12' 11" x 10' 4" at widest (3.94m x 3.15m at widest)

Double glazed window to rear, fitted carpet, radiator, picture rails, range of built-in wardrobes.

Bedroom Two

8' 11" x 6' 5" (2.72m x 1.96m)

Double glazed window to rear, fitted carpet, radiator, picture rails.

Kitchen

12' 8" x 7' 8" (3.86m x 2.34m)

Range of fitted wall and base units with toning worktops, gas hob with oven beneath and extractor above, space for fridge/freezer, plumbing for washing machine, breakfast bar, double glazed window to side, double glazed door to garden, vinyl flooring, spotlights.

Outside

Private Rear Garden

With patio area to front and step down to lawn with tree and shrub borders, shed and side access gate.



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Morley Hill, Enfield

- Private Front Door
- Spacious Lounge
- Two Bedrooms
- Bathroom
- Fitted Kitchen

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 100.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£390,000



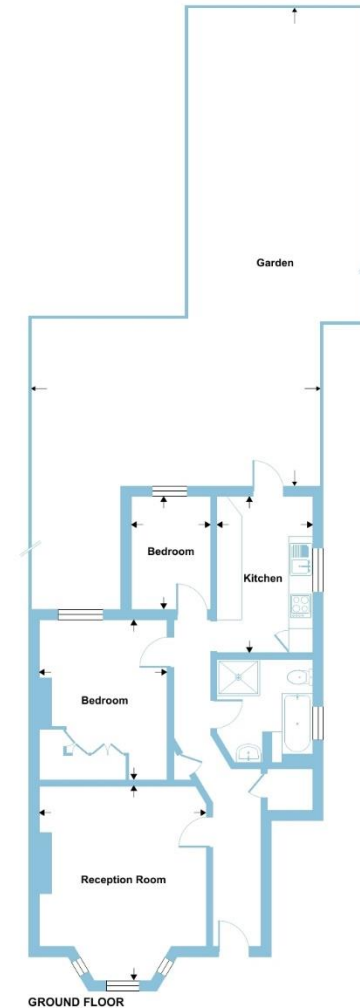
Please note the marker reflects the postcode not the actual property



Morley Hill, Enfield, EN2

Approximate Area = 698 sq ft / 64.8 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). © nichecom 2025. Produced for Barnard Marcus. REF: 1313995

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Property Ref:
ENF104155 - 0004

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