



First Floor Flat, Carterhatch Lane, Enfield, EN1 4AL

welcome to

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Delightful first floor conversion flat, situated in this popular residential location, just minutes from Forty Hall Country Park, local shops, parks and within easy access of Enfield Town, the A10 with its abundance of retail facilities and the M25 Motorway.

The beautifully appointed first floor apartment has been modernised to a high standard by the current vendor and has many pleasing features including a long lease and share of freehold.



Communal Lobby

Giving access to both ground and first floor flat.

Landing

Fitted carpet, window to side, radiator with cover over, picture rail.

Bonus Loft Room

Accessed via pull down ladder.

Lounge

13' 7" into bay x 11' 3" (4.14m into bay x 3.43m)

Wood effect floor, picture rail, radiator, coving to ceiling.

Kitchen

10' 3" x 6' 8" (3.12m x 2.03m)

Fitted in a range of gloss white base and wall cupboards with wooden worksurface, one and half bowl stainless steel sink and drainer, tiled splashback, plumbing for washing machine, integrated electric oven and grill, space for fridge-freezer and wall mounted gas central heating boiler.

Bedroom

13' 6" x 11' 3" max (4.11m x 3.43m max)

Wood effect floor, range of built-in floor to ceiling wardrobe cupboards with sliding doors, bi-folding double glazed doors to rear, juliet balcony, views over gardens and beyond.

Bathroom / WC

Fitted in a white suite, comprising a panelled bath with shower attachment, glass shower screen, vanity basin with cupboards under, part tiled walls, ceramic tiled floor, heated towel rail, frosted window to rear.

Separate WC

Low flush WC, frosted window to rear.

Bonus Loft Room

L shaped, limited head height, eaves storage cupboard, sunken spotlights to ceiling, Velux window to rear. Has been used as office space, ideal for storage or similar use.

Outside

The front garden provides off-street parking for one vehicle.



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First Floor Flat, Carterhatch Lane, Enfield

- Spacious Lounge
- Modern Fitted Kitchen
- Good Sized Double Bedroom
- Off-Street Parking
- Long Lease / Share Of Freehold

Tenure: Leasehold EPC Rating: C

Service Charge: Ask Agent

Ground Rent: Ask Agent

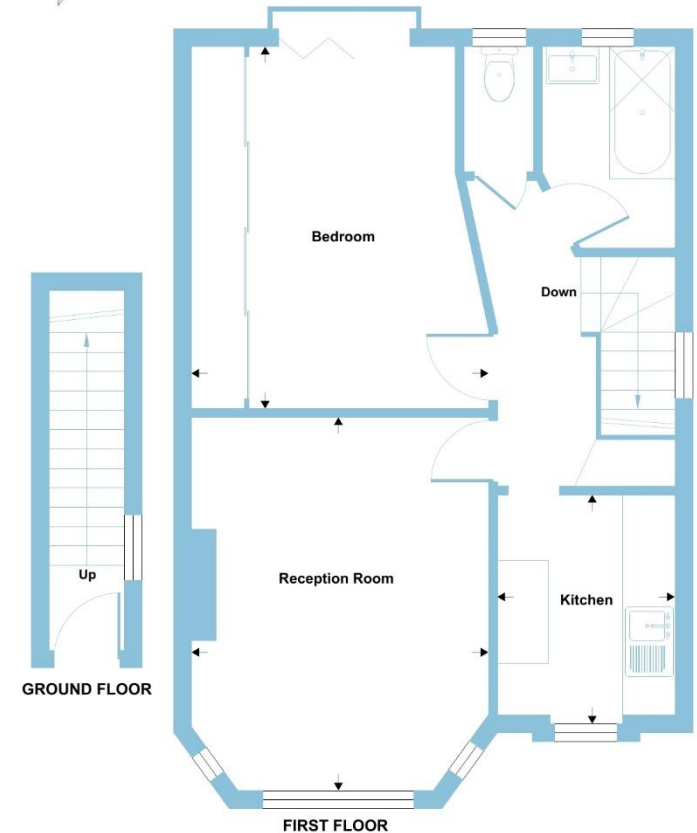
This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

offers over

£300,000



Please note the marker reflects the postcode not the actual property



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichcom 2025. Produced for Barnard Marcus. REF: 1333257

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Property Ref:

ENF105260 - 0003

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