



John Gooch Drive, Enfield, EN2 8HG

welcome to

John Gooch Drive, Enfield

Barnfields are delighted to offer for sale this immaculate, two bedroom, two bathroom, purpose built top floor flat in this quiet residential cul-de-sac just minutes from Gordon Hill Rail Station (Moorgate Line), local shops, greenbelt countryside and within close proximity and easy access of Enfield Town with its multiple shopping facilities.

The property is well presented throughout and must be viewed to be fully appreciated.



Communal Entrance

Stairs lead up to Second (Top Floor). Flat door opens to:-

Hallway

Quality laminate flooring, access to large partially boarded loft space.

Lounge

18' 2" x 10' 6" (5.54m x 3.20m)

Quality laminate flooring, double glazed bay window to rear, electric radiator.

Kitchen

8' 2" x 7' 6" (2.49m x 2.29m)

Range of fitted white gloss wall and base units with contrasting worktops, tiled splashbacks, sink and drainer, double oven with electric induction hob and extractor above, integrated washing machine, dishwasher and fridge/freezer, double glazed windows to rear, quality laminate flooring.

Bedroom One

11' 1" x 8' 5" (3.38m x 2.57m)

Fitted carpet, fitted wardrobes, double glazed windows to front, electric radiator, door to:-

En-Suite

Fully tiled step-in shower unit with massage jets, low level WC with concealed cistern, hand basin with cupboards beneath, fully tiled walls and floor, chrome heated towel rail.

Bedroom Two

11' 2" x 5' 9" (3.40m x 1.75m)

Fitted carpet, fitted wardrobes, double glazed windows to front, electric radiator.

Bathroom

Panelled bath with shower above and glass screen, low level WC with concealed cistern, hand basin with cupboards beneath, fully tiled walls and floor, chrome heated towel rail.

Outside

Small communal garden to the rear of the block.

Parking

One allocated parking space.



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John Gooch Drive, Enfield

- Two Bedrooms
- Two Bathrooms
- Large Partially Boarded Loft Space
- New 999 Year Lease On Completion
- Share Of Freehold

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 1725.00

Ground Rent: 0

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jul 1986. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF105183 - 0005

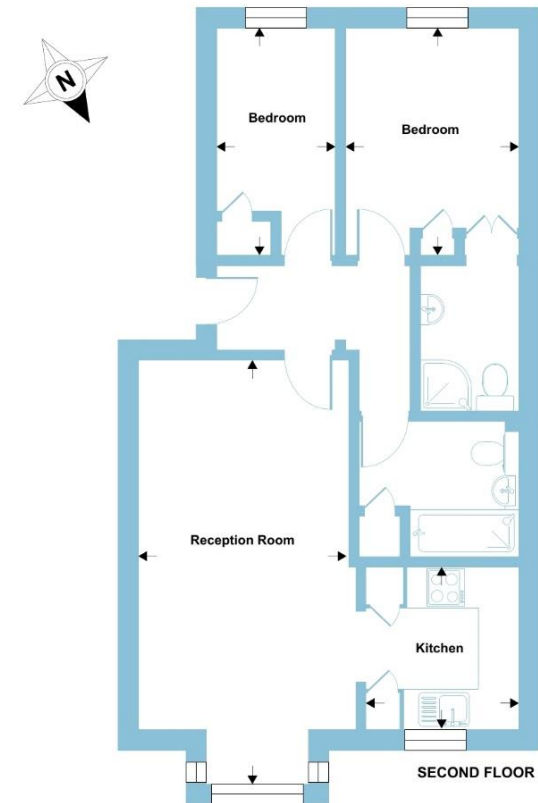
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Approximate Area = 594 sq ft / 55.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © rōchecom 2025. Produced for Barnard Marcus. REF: 1342460

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