



Camberley Avenue, Enfield, EN1 2AR

welcome to
Camberley Avenue, Enfield

Barnfields are delighted to offer for sale this spacious chain free ground floor purpose built maisonette in a quiet cul-de-sac location within a short level walking distance of Enfield Town multiple shopping centre and rail station (Liverpool Street Line).

The property benefits from its own private rear garden plus front garden with two off-street parking spaces. Must be viewed.



Own Front Door

Opens to :-

Hallway

Fitted carpet, radiator, built-in storage cupboard plus cupboard housing meters.

Kitchen

7' 3" x 5' 6" (2.21m x 1.68m)

Range of white gloss wall and base units with contrasting worktops, space for fridge, gas hob and extractor above, wall-mounted boiler, single drainer sink unit, part tiled walls, tiled floor, double glazed windows to rear.

Lounge

11' 6" x 10' 2" (3.51m x 3.10m)

Laminate flooring, picture rails, radiator, French doors open to :-

Conservatory

11' 6" x 7' 8" (3.51m x 2.34m)

Fully double glazed, laminate flooring, wall-mounted lights, side door to garden.

Bathroom

Low-level WC, pedestal wash hand basin, panelled bath with shower attachment over and glass screen, vinyl flooring, radiator, part tiled walls, double glazed window to side.

Bedroom One

11' x 10' 1" (3.35m x 3.07m)

Fitted carpet, radiator, double glazed windows to front, picture rails.

Bedroom Two

9' 8" x 8' 10" (2.95m x 2.69m)

Radiator, fitted carpet, picture rails, double glazed windows to front.

Outside

Front Garden

Off-street parking for two/three cars.

Rear Garden

Private garden with access from the conservatory or side gate, central lawn, side pathway to rear patio area.

Timber Shed

15' 10" x 11' 1" (4.83m x 3.38m)

Ideal for storage!

Agents Note

Currently the vendors details do not match the registered title at Land Registry. Please ask the branch for more details



view this property online barnfields.co.uk/Property/ENF105288





welcome to

Camberley Avenue, Enfield

- Two Double Bedrooms
- Ground Floor
- Modern Fitted Kitchen And Bathroom
- Lounge And Conservatory
- Own Private Rear Garden

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 29 Sep 1985. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£350,000



Please note
the marker
reflects the
postcode
not the
actual
property

check out more properties at barnfields.co.uk



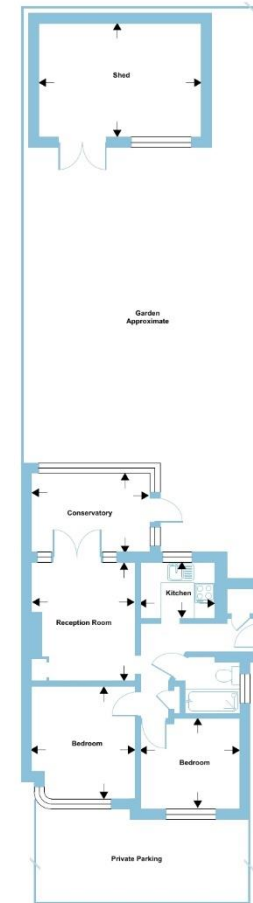
Property Ref:
ENF105288 - 0002

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.

Camberley Avenue, Enfield, EN1

Approximate Area = 570 sq ft / 53 sq m
Outbuilding = 172 sq ft / 16 sq m
Total = 742 sq ft / 69 sq m
For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1343984

barnfields

barnfields



020 8363 3394



info@barnfields.com



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



barnfields.co.uk