



**Winchester Close, Enfield, EN1 2ES**



**welcome to**

## **Winchester Close, Enfield**

Delightful and beautifully presented, two bedroom ground floor purpose built flat situated in quiet residential conservation area of Bush Hill Park in this tree lined road, just minutes from local shops, Bush Hill Park Rail Station, parks, schools and within easy access of the A10 with its retail parks and Enfield Town with its multiple shopping facilities.

The property has been modernised throughout to a good standard by the current vendor and has many pleasing features.



## **Entrance Lobby**

11' 2" x 3' ( 3.40m x 0.91m )

Wood effect floor, window to side, door to lounge and provides excellent storage for coats/shoes etc.

## **Lounge**

14' 6" x 14' 2" into bay ( 4.42m x 4.32m into bay )

Wood effect floor, coving to ceiling, full height bay window\*, two double radiators, door to inner hall and kitchen.

\*Flat 2 has created a door in the bay, giving direct access to communal gardens.



## **Kitchen**

11' 2" x 6' ( 3.40m x 1.83m )

Comprises a range of gloss white base and wall cupboards with single bowl stainless steel sink and drainer, inset to contrasting worksurface with tiled splashback, integrated electric oven and grill, halogen hob with extractor fan over, plumbing for washing machine and dishwasher, double radiator, wall mounted gas central heating boiler, space for fridge-freezer, wood effect floor, window to side.



## **Inner Hall**

Wood effect floor, storage cupboard.

## **Bedroom One**

12' x 9' to wardrobes ( 3.66m x 2.74m to wardrobes )

Wood effect floor, coving to ceiling, double radiator, double and single built-in wardrobe cupboards.

## **Bedroom Two**

11' 10" x 5' 11" ( 3.61m x 1.80m )

Wood effect floor, double radiator, coving to ceiling.

## **Bathroom**

Comprises a modern white suite, low flush WC, pedestal basin, panelled bath with mixer tap, electric shower over, ceramic tiled floor, heated towel rail, part tiled walls, sunken spotlights to ceiling, shaver point, extractor fan, window to side.

## **Outside**

Communal parking is provided to front and side with direct access to cast concrete garage en bloc. Mature trees to front. Winchester Court forms a central courtyard which is laid to lawn with mature trees and gated access to Queen Annes Gardens.

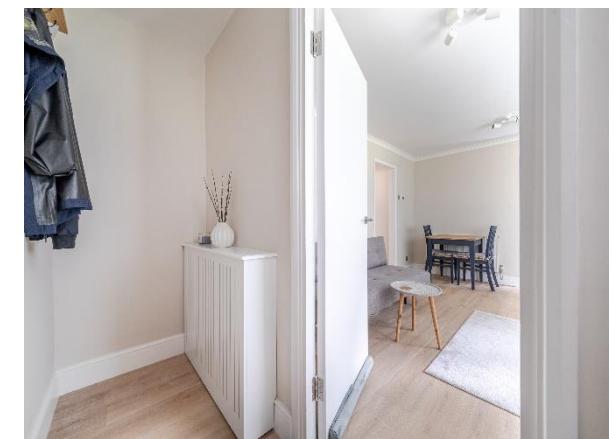
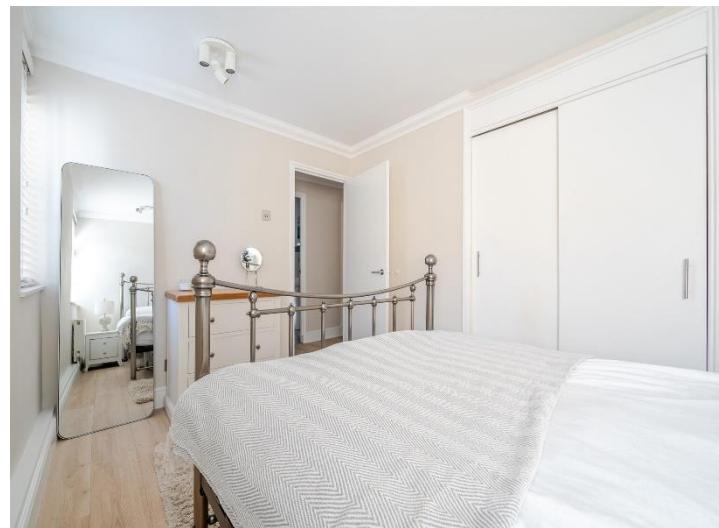
## **Cast Concrete Garage**

Up and over door.



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## Winchester Close, Enfield

- Spacious Lounge
- Extremely Long Lease
- Own Garage En Bloc
- Share Of Freehold
- Modern Fitted Kitchen

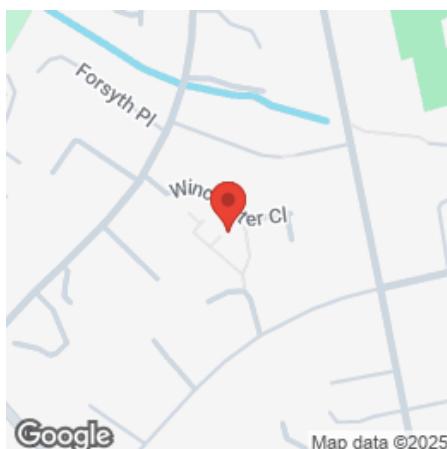
Tenure: Leasehold EPC Rating: D

Service Charge: 1855.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Mar 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£350,000**



Please note the marker reflects the postcode not the actual property

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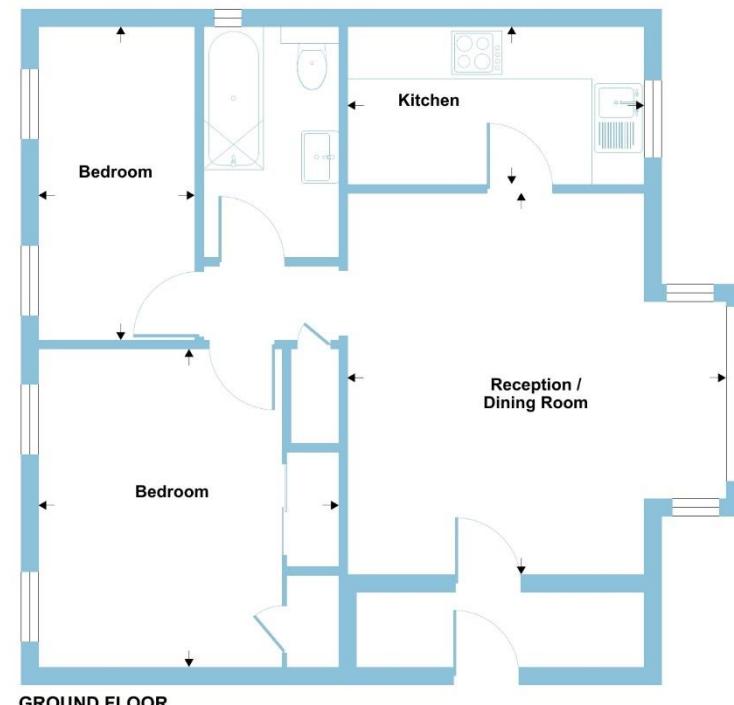
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Approximate Area = 572 sq ft / 53.1 sq m

For identification only - Not to scale



 Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nchecom 2025. Produced for Barnard Marcus. REF: 1347464



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