



Glenville Avenue, Enfield EN2 0ES



welcome to

Glenville Avenue, Enfield

Barnfields are delighted to offer for sale this superb two bedroom first floor Victorian maisonette with its own front door and rear garden. Located in this quiet residential turning close to the local shops on Lancaster Road, Hilly Fields Country Park and Gordon Hill Overground Station is also close by. The property is offered in excellent condition throughout and must be viewed to be fully appreciated.





Private Front Door Opens To ..

Stairs leading up to FIRST FLOOR landing with fitted carpet, dado rail.

Lounge

11' 1" x 10' (3.38m x 3.05m)
Fitted carpet, double glazed windows to rear, radiator, archway to ...



Kitchen

10' 5" at widest x 10' 4" at widest (3.17m at widest x 3.15m at widest)
With modern fitted wall and base units, toning worktops, ceramic sink and drainer, plumbing for washing machine, ceramic hob with extractor above and oven below, tiled splashbacks, space for fridge, double glazed window to side, spotlights, cupboard housing the boiler, laminate flooring, double glazed door to balcony area leading to wrought iron staircase and own rear garden.



Bathroom

Panelled bath with shower over and glass screen, low level w.c., hand basin with cupboards beneath, tiled walls, chrome heated towel rail, double glazed window to rear, slate tiled floor.

Bedroom 1

12' 4" x 8' 9" (3.76m x 2.67m)
Fitted carpet, radiator, double glazed windows to front.

Bedroom 2

7' x 6' 10" (2.13m x 2.08m)
Fitted carpet, radiator, double glazed windows to front.

Outside

Accessed via a wrought iron staircase from the kitchen is a pretty rear garden with central lawn, tree and shrub borders, rear decked patio area and rear access gate.



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- Two Bedrooms
- First Floor
- Modern Fitted Kitchen & Bathroom
- Private Rear Garden
- Own Front Door

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: 270.00

Ground Rent: 300.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 25 Mar 2015. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



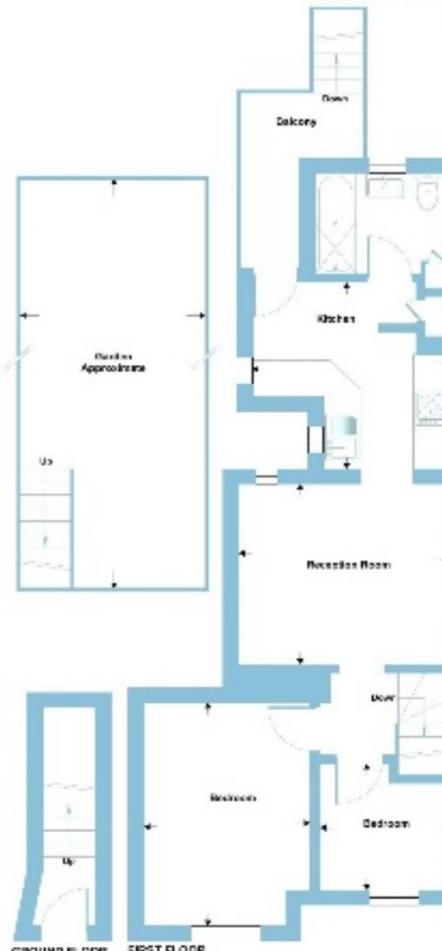
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Approximate Area = 480 sq ft / 45.5 sq m

For identification only - not to scale



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Please note the marker reflects the postcode not the actual property



Property Ref:
ENF105389 - 0003

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