



Tiptree Drive, Enfield, EN2 6TY

welcome to

Tiptree Drive, Enfield

Barnfields are delighted to offer for sale this superb, two bedroom top floor flat in a most convenient location, close to Enfield Town Rail Station (Liverpool Street Line) and just a moments walk from Enfield Town multiple shopping centre and Enfield Town Park.

The property would make an ideal First Time Buy and also has great Buy To Let potential.





Secure Entryphone System

To communal hallway, stairs up to second (top) floor.

Hallway

Laminate wood flooring, spotlights, radiator.

Bedroom One

13' 5" x 8' 10" (4.09m x 2.69m)

Laminate wood flooring, radiator, double glazed high level window to side.

Bathroom

Panelled bath with shower and glass screen, low level WC, hand basin with cupboard beneath, radiator part tiled walls, tiled floor, double glazed window to side.

Kitchen

8' 8" x 7' 6" (2.64m x 2.29m)

Range of fitted wall and base units with toning worktops, stainless steel sink and drainer, plumbing for washing machine, gas hob with oven beneath and extractor fan above, space for fridge/freezer, tiled splashbacks, double glazed window to side, tiled floor, spotlights.

Lounge

12' 2" x 11' 7" (3.71m x 3.53m)

Laminate wood flooring, radiator, double glazed doors to rear with Juliet balcony, spotlights, door to:-

Bedroom Two

10' 2" x 7' 6" (3.10m x 2.29m)

Laminate wood flooring, radiator double glazed window to side, spotlights.

Outside

Well manicured gardens surround the block.

Parking

Residents permits are available from Enfield Council.



view this property online barnfields.co.uk/Property/ENF104861



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Tiptree Drive, Enfield

- Two Bedrooms
- Modern Fitted Kitchen
- Lounge With Juliet Balcony
- Security Entryphone
- Top (Second) Floor

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 156 years from 25 Dec 1979. 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

£325,000

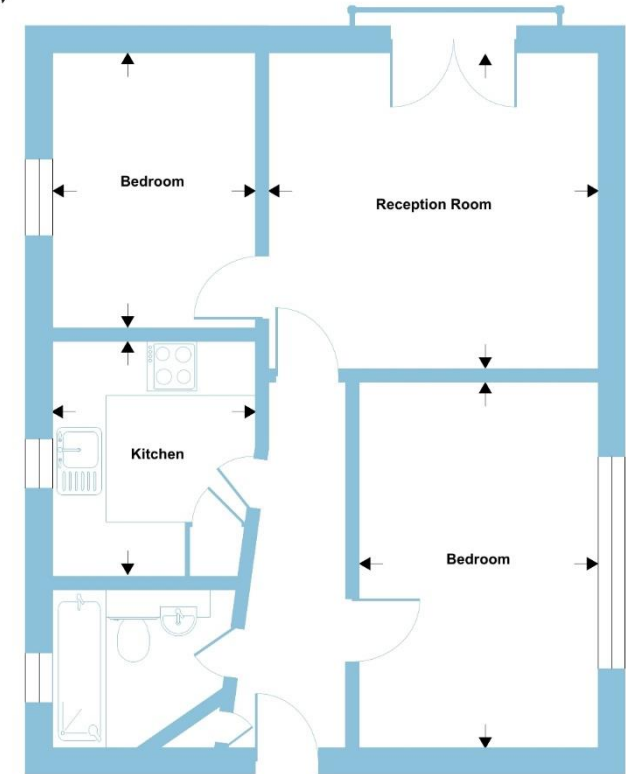


Please note the marker reflects the postcode not the actual property

Tiptree Drive, Enfield, EN2

Approximate Area = 517 sq ft / 48 sq m

For identification only - Not to scale



SECOND FLOOR



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © ricshecom 2022. Produced for Barnard Marcus. REF: 1012074



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Property Ref:
ENF104861 - 0003

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