



Dudrich Mews, Enfield, EN2 8FR

welcome to
Dudrich Mews, Enfield

Barnfields are delighted to offer for sale this fantastic and rarely available one bedroom ground floor flat with its own private rear garden and parking space. Offered in good condition throughout this property is ideally located close to Gordon Hill Station (Moorgate Line), bus routes along The Ridgeway and just a short distance from Enfield Town Shopping Centre.

The property is offered on a chain free basis and early viewing is highly recommended!



Own Front Door

Opens To:-

Hallway

Fitted carpet, large built-in storage cupboard,

Open Plan Lounge / Kitchen

20' 5" x 16' 4" (6.22m x 4.98m)

Kitchen Area

Range of cream fitted wall and base units with toning worktops, sink and drainer, ceramic hob with extractor above, built-in oven and microwave, fridge freezer and dishwasher, double glazed window to side, vertical radiator, spotlights vinyl flooring, open plan to:-

Lounge Area

Fitted carpet, double glazed doors and window to garden, vertical radiator.

Bedroom

16' 3" x 8' 4" (4.95m x 2.54m)

With two lots of built-in wardrobes, fitted carpet, double glazed windows to front, radiator.

Shower Room

With a large level walk in shower unit and electric shower, wall mounted hand basin, low level WC, vinyl flooring, part tiled walls, chrome heated towel rail, double glazed window to side, spotlights.

Outside**Garden**

A private Westerly facing rear garden with patio area to front, rest laid to lawn with tree and shrub borders. To the side is a Large Storage Shed 13' 7" x 4' 7" (4.14m x 1.40m), a great storage space with power and light plus plumbing for a washing machine and space for a tumble dryer.

Parking

The property benefits from its own allocated parking space to the rear of the garden accessible through side gate.



view this property online barnfields.co.uk/Property/ENF105664







welcome to

Dudrich Mews, Enfield

- Ground Floor
- Own Front Door
- One Bedroom
- Open Plan Kitchen/Lounge
- Direct Access to Private Rear Garden with Side Gate

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 175 years from 02 Dec 2014. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£330,000



Please note
the marker
reflects the
postcode
not the
actual
property

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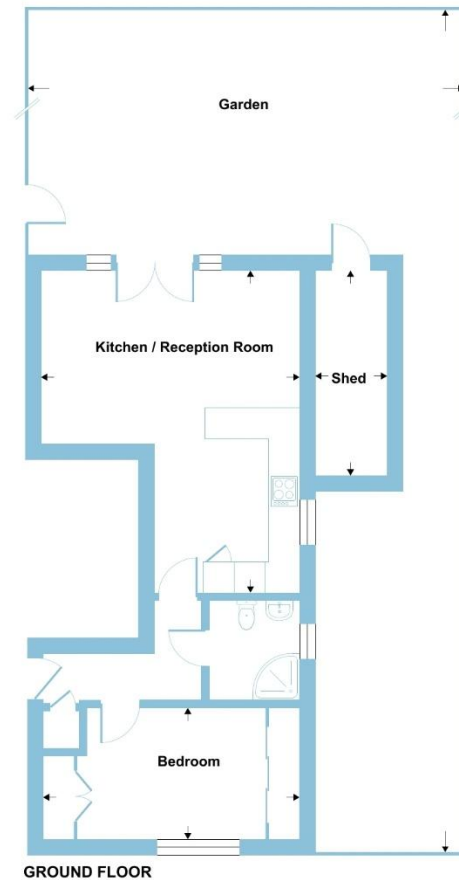
Property Ref:
ENF105664 - 0003

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Approximate Area = 498 sq ft / 46.2 sq m
Outbuilding = 59 sq ft / 5.4 sq m
Total = 557 sq ft / 51.6 sq m
For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
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020 8363 3394



info@barnfields.com



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



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