



**Crofton Way, Enfield, EN2 8HS**

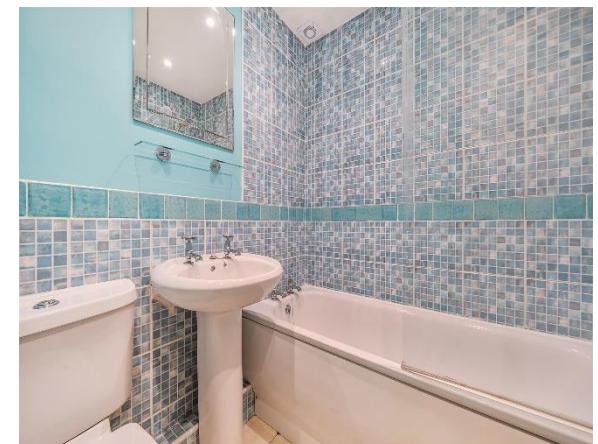
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**welcome to**

## **Crofton Way, Enfield**

Barnfields are delighted to offer for sale the bright and spacious two bedroom top floor flat in this most sought after development just off Enfield Ridgeway with views overlooking the Greenbelt Countryside.

The property is offered in good condition throughout and benefits from a long lease, garage and will be chain free - ideal for a First Time Buyer or a Buy To Let Investor!





### **Communal Front Door**

Opens to communal entrance hall with stairs leading to Second (Top) Floor.

### **Flat Door Opens To:-**

#### **Hallway**

Laminate flooring, large storage cupboard, loft hatch opening to loft storage space.

#### **Lounge**

17' 4" x 11' 11" ( 5.28m x 3.63m )  
Laminate flooring, radiator, double glazed windows to rear.



#### **Kitchen**

10' x 8' 5" ( 3.05m x 2.57m )  
Range of fitted wall and base units with toning worktops, sink and drainer, gas hob with extractor above and oven below and tiled splashback, built-in fridge and freezer, plumbing for washing machine, double glazed windows to rear, laminate flooring, wall mounted boiler, spotlights.



#### **Bedroom One**

13' 7" x 11' 11" ( 4.14m x 3.63m )  
Laminate flooring, double glazed windows to front, radiator.



#### **Bedroom Two**

10' 3" x 6' 10" ( 3.12m x 2.08m )  
Laminate flooring, radiator, double glazed window to front.

#### **Bathroom**

Panelled bath with shower over and glass screen, pedestal wash hand basin, low level WC, part tiled walls, tiled floor.

#### **Outside**

#### **Garage**

Single garage en bloc with up and over door.



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## Crofton Way, Enfield

- Two Bedrooms
- Top Floor (Second Floor)
- Bright & Spacious Lounge
- Modern Fitted Kitchen & Bathroom
- Views Over Greenbelt Countryside

Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 2953.10

Ground Rent: 35.00

This is a Leasehold property with details as follows; Term of Lease 160 years from 15 Dec 2009. 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

**£320,000**



Please note the marker reflects the postcode not the actual property



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Property Ref:  
ENF105411 - 0003

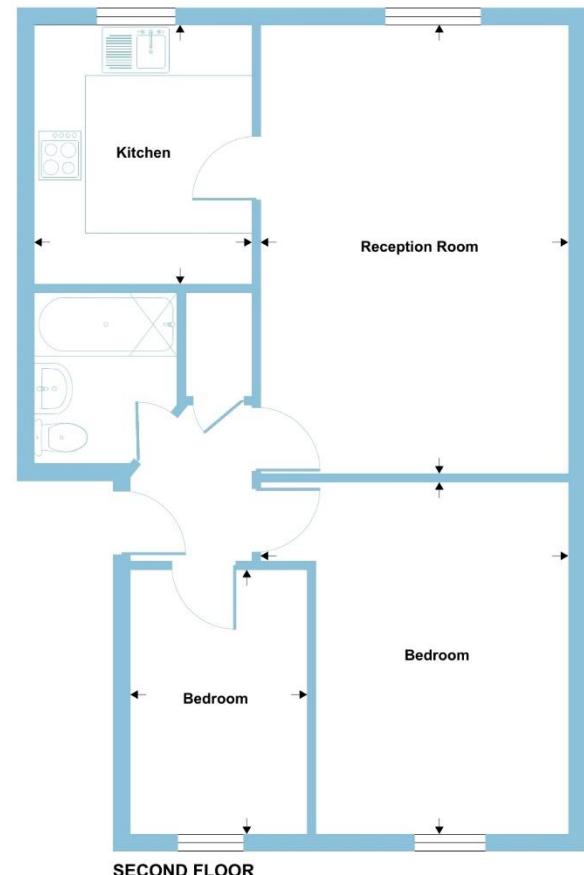
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Approximate Area = 590 sq ft / 54.8 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Barnard Marcus. REF: 1361742



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