

Lyndhurst Gardens, Enfield, EN1 2AP

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welcome to

Lyndhurst Gardens, Enfield

Barnfields are delighted to offer for sale this spacious two bedroom first floor maisonette with its own private front door and garden in a sought after and quiet residential turning close to Enfield Town Station (Liverpool Street Line), Enfield Town Shopping Centre plus bus routes and good local schools are also close by.

The property boasts the advantage of a Share of the Freehold and must be viewed to be appreciated!









External Staircase
Lead up to:-

Hallway
Laminate flooring, radiator.

Kitchen
10' 6" x 6' 9" (3.20m x 2.06m)
Range of fitted wall and base units with toning worktops, sink and drainer, space for oven, fridge/freezer, plumbing for washing machine, tiled splashbacks, tiled floor, double glazed windows to rear.

Lounge
16' 5" x 10' 5" (5.00m x 3.17m)
Laminate flooring, radiator, double glazed windows to rear, fireplace surround with inset electric fire.

Bedroom One
12' 7" x 10' 5" (3.84m x 3.17m)
Fitted carpet, double glazed windows to front, radiator, built-in wardrobes.

Bedroom Two
8' 11" x 8' 9" (2.72m x 2.67m)
Fitted carpet, double glazed windows to front, radiator.

Bathroom
Panelled bath with shower above, pedestal wash hand basin, WC, fully tiled walls and floor, double glazed window to side.

Outside

Rear Garden
The property benefits from its own private rear garden.

Garage
Located in the rear garden and accessed via a shared driveway is a single garage with double doors.







view this property online barnfields.co.uk/Property/ENF106046






THIS IS
LIVERPOOL
FOOTBALL CLUB

welcome to

Lyndhurst Gardens, Enfield

- Share Of Freehold
- First Floor Maisonette
- Private Front Door
- Rear Garden
- Two Bedrooms

Tenure: Leasehold EPC Rating: C
Council Tax Band: C Service Charge: Ask Agent
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1986. 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

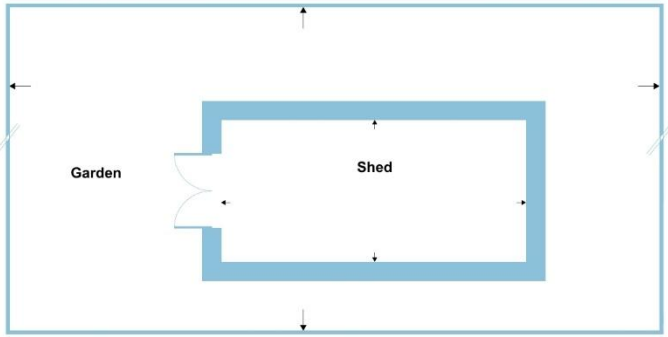


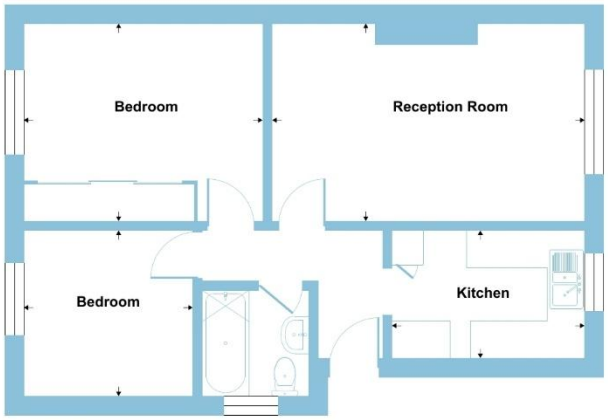
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Lyndhurst Gardens, Enfield, EN1

Approximate Area = 550 sq ft / 51 sq m
Outbuilding = 120 sq ft / 11.1 sq m
Total = 670 sq ft / 62.1 sq m
For identification only - Not to scale





FIRST FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Barnard Marcus. REF: 1484826

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The Property Ombudsman

Property Ref:
ENF106046 - 0003

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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