

Ingleborough Cavell, Drive, Enfield, EN2 7PR

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welcome to

Ingleborough, Cavell Drive, Enfield

Situated in this quiet residential location, within close proximity of Enfield Chase and Gordon Hill Rail Stations, bus routes into Enfield Town, Potters Bar, Southgate and Oakwood and within easy access of the little Waitrose, shops, restaurants and pubs and Enfield Town shopping centre, this delightful two bedroom ground floor balcony flat situated within this warden assisted development.

The property requires some updating but is offered on a chain free basis and is situated on the ground floor with direct access onto communal gardens with a west facing balcony.







Entrance Hall
Fitted carpet, radiator, two storage cupboards.



Lounge
18' 3" to extreme x 17' 8" to extreme (5.56m to extreme x 5.38m to extreme)
Fitted carpet, two radiators, sliding doors to west facing balcony terrace with gate to communal gardens and arch to kitchen.



Kitchen
9' 10" x 7' 8" (3.00m x 2.34m)
Comprises a range of matching base and wall cupboards with single bowl stainless steel sink and drainer, tiled splashback, space for fridge-freezer, electric hob with extractor fan over, integrated electric oven, plumbing for washing machine, wood effect floor, gas central heating boiler.

Bedroom One
13' 7" x 8' 6" (4.14m x 2.59m)
Fitted carpet, radiator, range of built-in wardrobe cupboards to additional wardrobe cupboards with cupboards over bedspace.

Bedroom Two
11' 2" x 8' 6" (3.40m x 2.59m)
Fitted carpet, double radiator, double built-in wardrobe cupboard.



Spacious Bathroom
Low flush suite, vanity basin, panelled bath with electric shower over, shower curtain and rail, wood effect floor, fully tiled walls, extractor fan, wall light with shaver point.



Outside
Communal gardens surround the block with are laid to lawn with mature beds, hedging, shrubs and trees with an abundance of parking for both residents and guests (via permit), bin storage.

Guest Bungalow
Subject to availability a guest bungalow can be rented for visitors and overnight stays.

Agents Note
The sale of this property is subject to receipt of Grant of Probate. Please obtain an update from the branch with regards to the potential timeframes involved.

view this property online barnfields.co.uk/Property/ENF106223







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Ingleborough Cavell Drive, Enfield

- Chain Free
- Two Bedrooms
- West Facing Balcony
- Spacious Lounge Diner
- Warden Assisted

Tenure: Leasehold EPC Rating: C
Council Tax Band: D Service Charge: 4512.00
Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 18 Dec 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£225,000

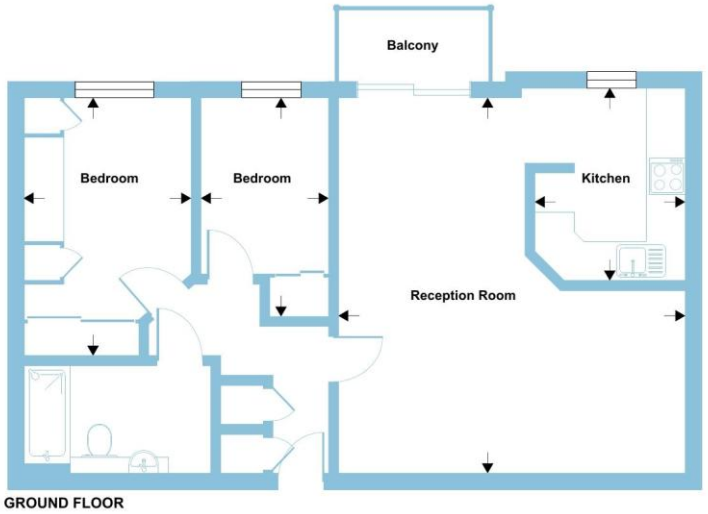


Please note the marker reflects the postcode not the actual property

Cavell Drive, Enfield, EN2

Approximate Area = 649 sq ft / 60.3 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 2026. Produced for Barnard Marcus. REF: 1541452

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The Property Ombudsman

Property Ref:
ENF106223 - 0002

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020 8363 3394

info@barnfields.com

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

barnfields.co.uk

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