



Ingleborough, Cavell Drive, Enfield, EN2 7PR



welcome to

Ingleborough, Cavell Drive, Enfield

Barnfields are delighted to offer for sale this extremely bright and spacious two bedroom retirement flat in this most popular development just off Enfield Ridgeway close to good bus routes and proximity of Enfield Town, Enfield Chase Overground and Oakwood Tube Station.

This chain free property is offered in good condition throughout and boasts a 27ft lounge, lift access to all floors and parking facilities for residents and guests.



Communal Hallway

With entryphone system, lift access to all floors.

Second Floor

Flat Door Opens To...

Entrance Hall

Newly fitted carpet, two built in cupboards, entryphone system.

Lounge

27' 2" at widest x 15' 8" at widest (8.28m at widest x 4.78m at widest)
Bright and very spacious room with fitted carpet, bay of double glazed windows to the side, two radiators, door to ...



Kitchen

9' 10" x 7' 8" (3.00m x 2.34m)
Range of fitted wall and base units with toning worktops, stainless steel sink and drainer, plumbing for washing machine, built in oven with electric hob induction hob and extractor above, space for fridge/freezer, tiled splashbacks, laminate flooring, obscured window to the lounge, laminate flooring.



Bedroom 1

13' 6" at widest x 10' 9" at widest (4.11m at widest x 3.28m at widest)
Fitted carpet, radiator, double glazed window to side, range of fitted bedroom storage and wardrobes.

Bedroom 2

13' 6" at widest x 8' 7" at widest (4.11m at widest x 2.62m at widest)
Fitted carpet, double glazed windows to side, range of fitted wardrobes, radiator.



Outside

Communal Gardens

Well manicured communal gardens surround the block.

Parking

Parking spaces for residents and guests.



view this property online barnfields.co.uk/Property/ENF105422



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- Two Bedrooms
- Second Floor
- 27ft Lounge
- Modern Fitted Kitchen and Shower Room
- On Site Warden

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 4220.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 22 May 1987. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£275,000



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Property Ref:
ENF105422 - 0004

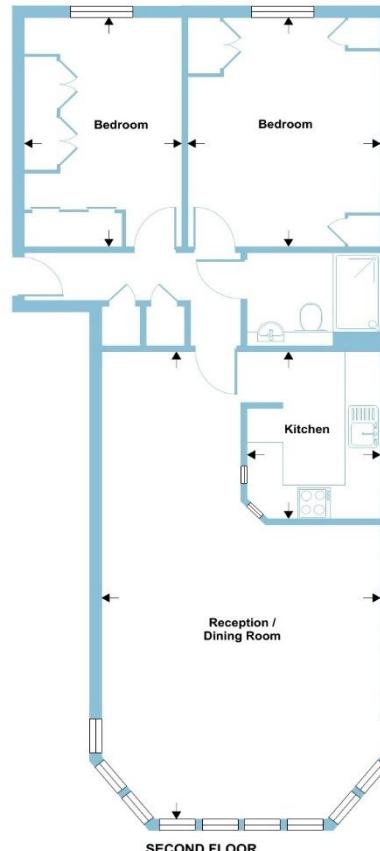
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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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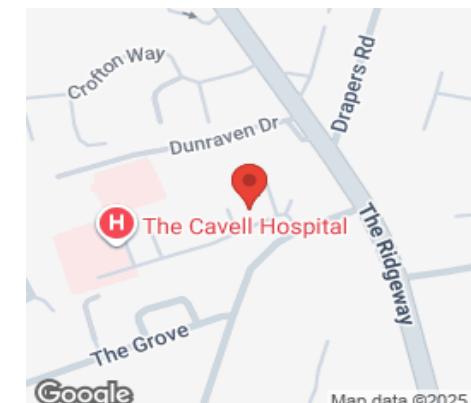
Approximate Area = 800 sq ft / 74.3 sq m

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 2025.
Produced for Barnard Marcus. REF: 1358178

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Please note the marker reflects the postcode not the actual property

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