



Hamlet Court, Village Road, Enfield, EN1 2EB

welcome to

Hamlet Court, Village Road, Enfield

SHARE OF FREEHOLD

Barnfields are delighted to offer for sale this magnificent chain-free two-bedroom ground floor apartment, ideally situated in a highly sought-after location in Village Road. Conveniently positioned within easy reach of Bush Hill Park Station, local bus routes and Enfield Town Shopping Centre, this impressive home is presented in good condition throughout. Further benefits include a private patio area, a garage and a share of the freehold, new main roof to block and recently installed windows and boiler, making it an excellent purchase for a wide range of buyers.



Communal Entrance

Opens to a well maintained communal entrance hall.

Flat Door

Opens to:-

Hallway

With attractive woodblock flooring, radiator, deep storage cupboard.

Lounge

17' 11" x 11' 1" (5.46m x 3.38m)

With attractive woodblock flooring, radiator, floor to ceiling double glazed window and door opening to a patio area.

Kitchen

9' 5" x 6' 11" (2.87m x 2.11m)

Range of fitted wall and base units with toning worktops, sink and drainer, built-in oven with electric hob and extractor above, tiled splashbacks, plumbing for a dishwasher and washing machine, double glazed window to front, laminate flooring.

Bedroom One

12' 11" x 12' 6" (3.94m x 3.81m)

Newly fitted carpet, double glazed window to side, radiator, built-in wardrobes.

Bedroom Two

14' 11" x 8' 10" (4.55m x 2.69m)

Newly fitted carpet, double glazed windows to front, radiator, built-in wardrobes.

Bathroom

Tiled panel bath with shower above and glass screen, WC, hand basin with cupboard beneath, fully tiled marble walls and floor.

Outside

Pleasant communal gardens surround the block.

Garage

Single garage en bloc to the rear of the development.

Parking

Parking for residents on a first come first served basis.



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welcome to

Hamlet Court, Village Road, Enfield

- Two Double Bedrooms
- Modern Fitted Kitchen & Bathroom
- Patio Area
- Garage & Parking For Residents
- New Carpets In The Bedrooms
- Share Of Freehold & Chain Free

Tenure: Leasehold EPC Rating: C

Council Tax Band: D Service Charge: 1800.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 24 Jun 1972. 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

£400,000

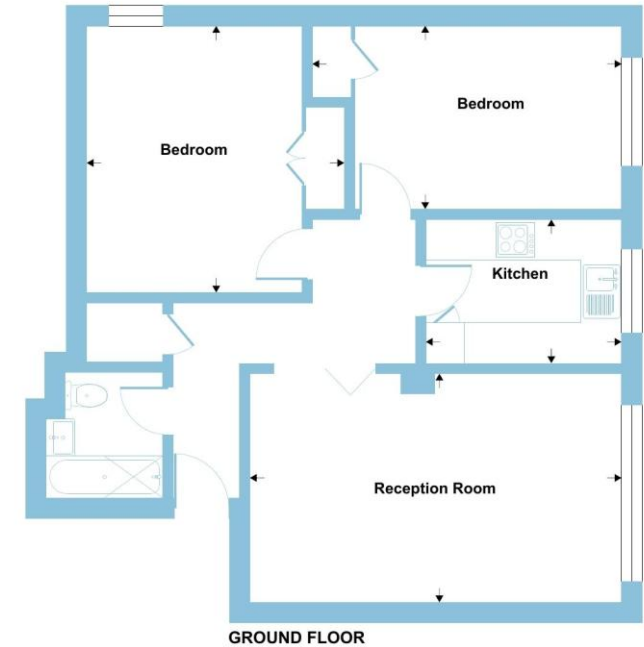


Please note the marker reflects the postcode not the actual property



Village Road, Enfield, EN1

Approximate Area = 693 sq ft / 64.3 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: 1530344

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Property Ref:
ENF106273 - 0005

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020 8363 3394



info@barnfields.com



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



[barnfields.co.uk](https://www.barnfields.co.uk)