



## **Beresford Gardens, Enfield**

Available

£3,000 Per month (Available from 6th December 2025, Furnished/unfurnished)





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**Baker and Chase are delighted to present this amazing unique recently built 3/4 double bedroom DETACHED house, offered in excellent condition. This modern property is situated moments from Enfield Town. Available 6th December 2025.**

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Applicant Requirements:

We are searching for tenant(s) with a minimum household income of £90,000+pa

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Baker and Chase are delighted to present this amazing unique recently built 3/4 double bedroom DETACHED house, offered in excellent condition. This modern property is situated moments from Enfield Town.

This lovely family home includes a stunning 20' modern open plan kitchen/diner with marble flooring and includes a dishwasher, a separate utility room with a Hoover washing machine, Blomberg fridge freezer, space for tumble dryer. A beautiful luxury fitted family bathroom with marble tiled flooring including a deep bath. Hallway with a storage cupboard. A double bedroom with fitted wardrobes.

The first floor offers two further double bedrooms both with fitted wardrobes and a stunning 20' lounge that could be used as the main bedroom if preferred. There is also a lovely shower room and WC.

Externally, there is a 54' front garden with a lovely patio area and raised lawn area, ideal for family gatherings, al fresco dining and summer BBQs. There is also a storage area with an electric roller shutter.

Beresford Gardens offers an excellent location being a level walk from both Enfield Town London Overground Station, only 180 yards away and Enfield Town Centre, which offers a wide range of shops, coffee shops and restaurants to include H&M, Waitrose, Marks & Spencers and Pearsons.

For families looking for local schools, there are some good choices locally including George Spicer, which is only 580 yards away.

The property is currently furnished/part furnished and is available from 6th December 2025.

For further details or to arrange your viewing, please contact our office.

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## Exterior

Double Wooden gate leading to front garden with a patio, lawn, outside lighting, outside hot and cold water tap, gas and electric meters, outside power points, side outside storage area with electric roller shutter.

(NB. Outbuilding is not included. The Landlord may include but will have to remove all his items and place in storage so will want more rent for this. Ideal outside home office or gym etc).

## Kitchen/diner

Marble tiled flooring, range of wooden wall and base units, double glazed windows to side and front, window blinds, built in Lamona electric hob, built in Lamona electric oven, extractor hood over, built in Lamona dishwasher, ceiling spotlights, under unit led lighting, marble effect worktop, inset stainless steel sink.

Optional furniture -

Dining table and 6 chairs, sofa bed

## Utility area

Marble tiled flooring, double glazed window to side, Hoover washing machine, Blomberg fridge freezer, space for tumble dryer, storage cupboards. Cupboard housing Ideal combi boiler.

## Hallway

Marble flooring, ceiling spotlights, double glazed window to side, door to large storage cupboard housing consumer unit.

## Ground floor bathroom

Marble tiled flooring, part tiled marble walls, wall mounted heated towel rail, wall mounted storage unit, low flush wc, wall mounted wash hand basin, mirror cabinet above, large deep bath with mixer tap, ceiling spotlights, extractor fan.

## Bedroom 2

Fitted carpet, double glazed window to front, fitted wardrobes, ceiling spotlights.





### Stairs to first floor landing

Fitted carpet, ceiling spotlights, double radiator, 3 x double glazed windows to side.

### Bedroom 3

Fitted carpet, double radiator, double glazed window to front, window blind, fitted wardrobes.

Optional furniture -

Double bed, bedside unit, wall mounted tv, chest of drawers.

### First floor shower room

Marble tiled flooring, fully tiled marble walls, ceiling spotlights, wall mounted chrome heated towel rail, low flush wc, wall mounted wash hand basin with cupboard below, walk in shower cubicle with rain shower head.

### Bedroom 1

Fitted carpet, double glazed window to front, window blind, double radiator, fitted wardrobe.

Optional furniture -

Double bed

### Bedroom 4 or lounge

Fitted carpet, double radiator, ceiling spotlights, double glazed window to front and side, window blinds.

Optional furniture -

3 piece suite, coffee table, side unit and tv is Sky Glass. Furniture is Fishpools

### Disclaimer

Consumer Protection from Unfair Trading Regulations 2008: The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. References to the Tenure of a Property are based on information supplied by our client. The Agent has not had sight of the title documents. Items shown in photographs are NOT necessarily included.

Consent to Rent: By approving our property particulars/advertising, our client(s) confirm they have







obtained all permissions to rent the property.

**Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any furniture.

**Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective occupiers to commission their own survey or service reports before finalising their offer.

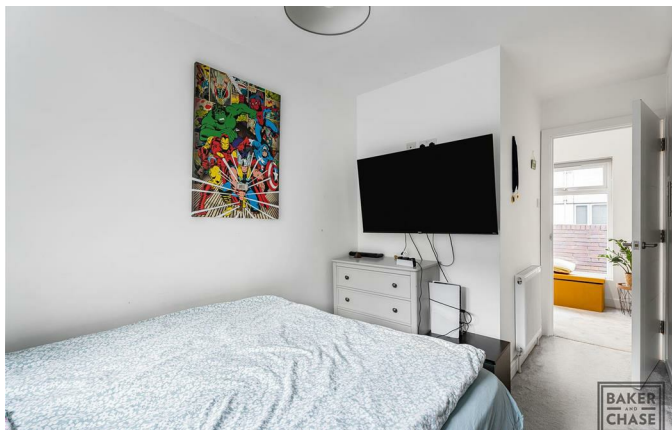
**Copyright:** You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.

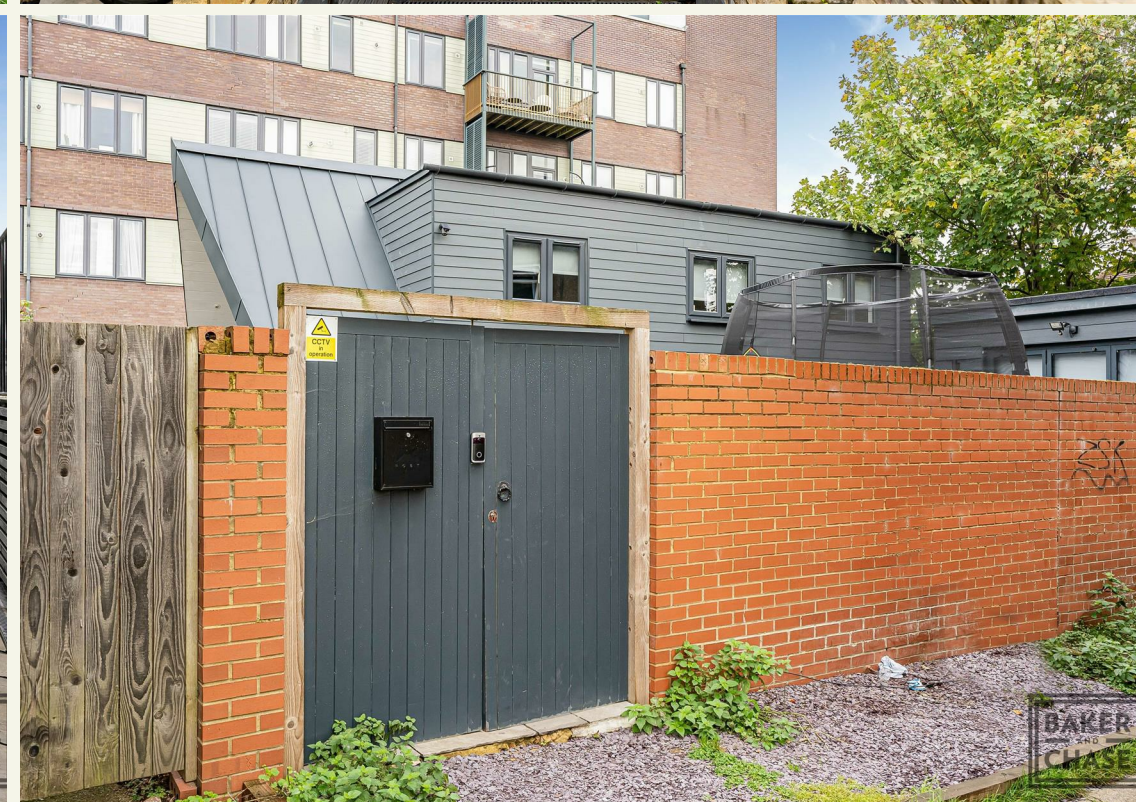
**Anti-Money Laundering Regulations:** Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

**Availability:** Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**Fixtures:** Items shown in photographs are NOT included. A list of the furnishings can be requested separately.

**Referencing:** Preferred applicants for a property will be expected to provide financial, credit and employment information, personal/professional references and potentially a guarantor for referencing purposes.



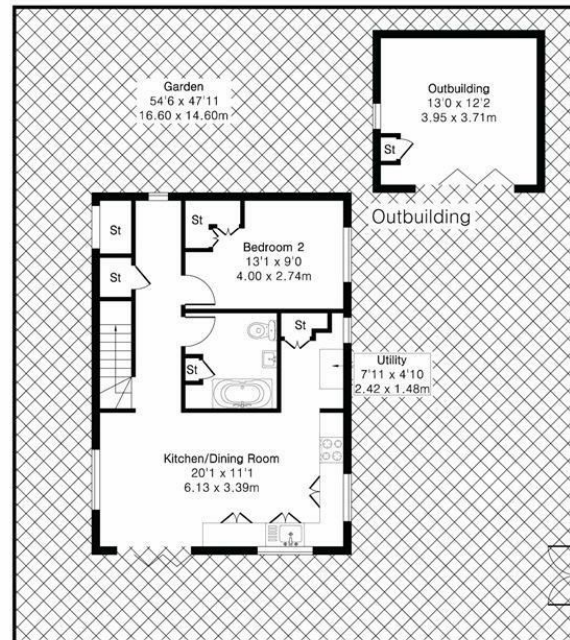


**Approximate Gross Internal Area 1160 sq ft - 108 sq m  
(Excluding Outbuilding)**

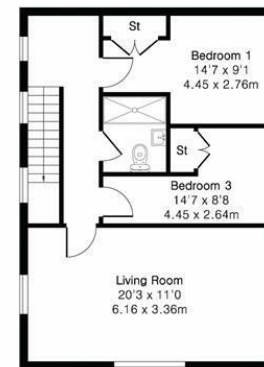
Ground Floor Area 580 sq ft – 54 sq m

First Floor Area 580 sq ft – 54 sq m

Outbuilding Area 158 sq ft – 15 sq m



Ground Floor



First Floor



Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



EPC Rating B / Local Authority: London Borough of Enfield / Council Tax Band: E / Deposit

