



**Florence Drive, Enfield, EN2 8DG**



**welcome to**

## **Florence Drive, Enfield**

Situated in this quiet residential cul-de-sac, just minutes from local shops, restaurants, pubs and Enfield Town, with its multiple shopping facilities and Enfield Chase Rail Station (Moorgate Line), this delightful two bedroom ground floor purpose built maisonette with own garden, long lease and offered chain free.

The property has been modernised and is well presented throughout and has many pleasing features.



## **Entrance Hall**

Wood effect floor, radiator, coving to ceiling, under stairs storage cupboard and meter cupboard.

## **Spacious Lounge**

16' x 11' 4" max ( 4.88m x 3.45m max )

Wood effect floor, radiator, coving to ceiling, double glazed patio doors to west facing rear garden, attractive electric stove with marble hearth, wooden mantle over.



## **Kitchen**

10' 9" max x 11' 3" max ( 3.28m max x 3.43m max )

Refitted in 2024 in a range of gloss white base, wall and drawer units with single bowl stainless steel sink and drainer inset to composite worksurface, tiled splashback, integrated double oven and grill, inset hob with extractor fan over, space for fridge freezer, plumbing for washing machine and dishwasher, wood effect floor, double radiator, casement door to garden, wall mounted gas central heating boiler (installed in 2024).

## **Bedroom One**

15' 9" x 11' 4" ( 4.80m x 3.45m )

Fitted carpet, radiator, coving to ceiling, range of built-in wardrobe cupboards.



## **Bedroom Two**

9' x 9' ( 2.74m x 2.74m )

Fitted carpet, radiator, coving to ceiling.

## **Bathroom WC**

Fitted in a modern white suite comprising low flush WC, vanity basin, panelled bath with mixer taps and shower attachment, glass shower screen, heated towel rail, extractor fan, sunken spotlights to ceiling, ceramic tiled floor, frosted window to side.

## **Outside**

### **Front Garden**

Shrubs and well stocked beds with side pedestrian access to rear garden.

### **West Rear Garden**

Approximately 30' wide, west facing, laid to lawn, timber shed, mature trees, tap, side access.



**view this property online** [barnfields.co.uk/Property/ENF105413](http://barnfields.co.uk/Property/ENF105413)





welcome to

## Florence Drive, Enfield

- Chain Free
- West Facing Rear Garden
- Extremely Long Lease
- Large Lounge
- Modern Fitted Kitchen

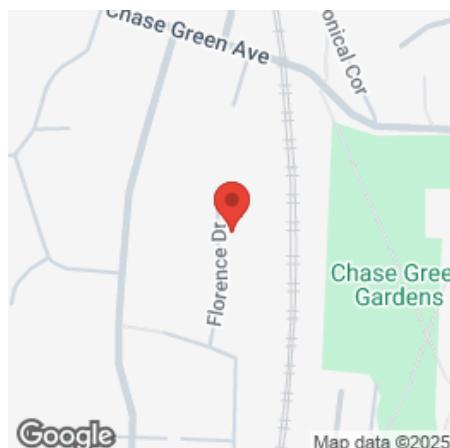
Tenure: Leasehold EPC Rating: D

Council Tax Band: D Service Charge: 669.26

Ground Rent: 60.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 25 Dec 1956. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

**£425,000**



check out more properties at [barnfields.co.uk](http://barnfields.co.uk)



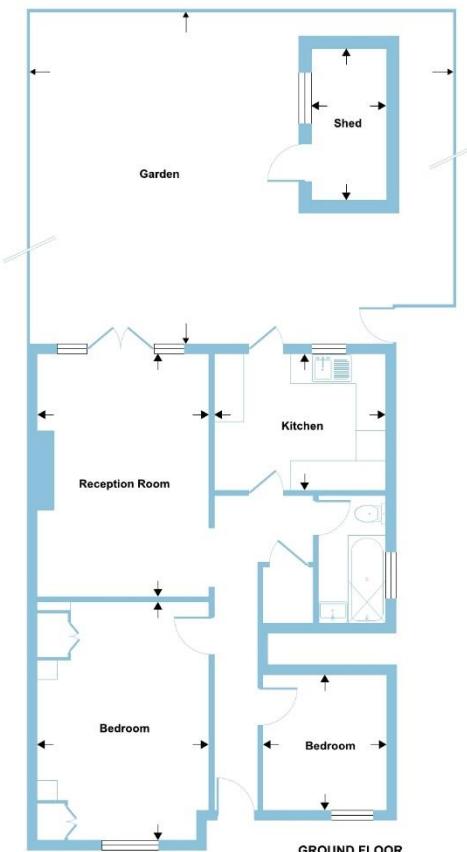
Property Ref:  
ENF105413 - 0002

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.



## Florence Drive, Enfield, EN2

Approximate Area = 684 sq ft / 63.5 sq m  
Outbuilding = 50 sq ft / 4.6 sq m  
Total = 734 sq ft / 68.1 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). © nchicom 2025. REF: 1364377



**020 8363 3394**



[info@barnfields.com](mailto:info@barnfields.com)



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



[barnfields.co.uk](http://barnfields.co.uk)