



**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.



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## 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



Please note the marker reflects the postcode not the actual property

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Property Ref:

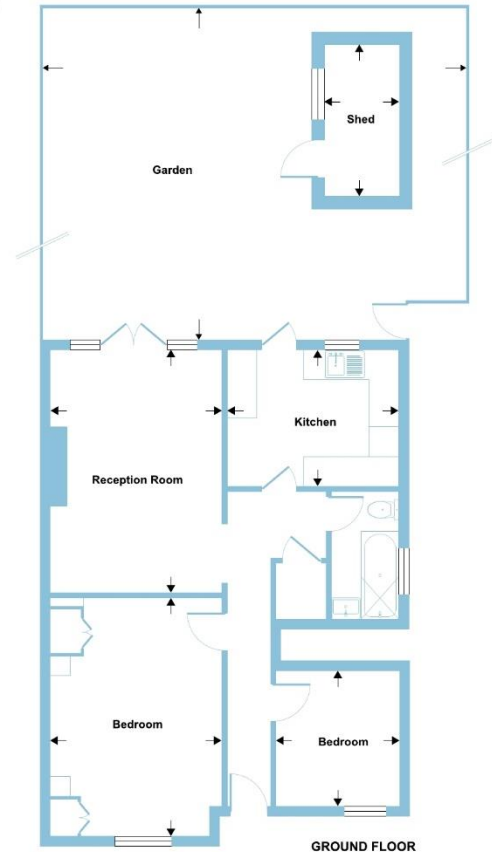
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## Florence Drive, Enfield, EN2

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 (IPMS Residential). © richcom 2025. Produced for Barnard Marcus. REF: 1354377

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