



**Browning Road, Enfield, EN2 0EW**

**welcome to**  
**Browning Road, Enfield**

Barnfields are pleased to offer for sale this rarely available first floor converted flat with its own Freehold. Located close to the green space of Hilly Fields Country Park and local shops on Lancaster Road. Gordon Hill Overground Station is also close by. The property has scope to extend into the loft space (subject to relevant Planning Permissions and consents) and enjoys a shared rear garden with the downstairs flat.

This Chain Free property must be viewed!





### **Private Flat Door**

Opens to an inner hallway, second door opens to a staircase to the First Floor with fitted carpet.

### **Landing**

Fitted carpet, built-in cupboard housing meters, loft hatch opening to loft storage space with potential to convert (subject to relevant planning permissions), radiator.

### **Lounge**

14' 5" x 13' 7" ( 4.39m x 4.14m )

Fitted carpet, bay of double glazed windows to front, radiator, painted brick fireplace surround.



### **Bedroom**

12' x 8' 8" ( 3.66m x 2.64m )

Fitted carpet, double glazed window to rear, radiator.

### **Kitchen**

9' 7" x 7' 9" ( 2.92m x 2.36m )

Range of fitted base units, sink and drainer, tiled splashbacks, wall mounted boiler, double glazed window to side, plumbing for washing machine, space for fridge/freezer and cooker, vinyl flooring, door to:-



### **Bathroom**

Panelled bath, WC, pedestal wash hand basin, double glazed window to rear, part tiled walls, chrome heated towel rail, vinyl flooring.



### **Outside**

#### **Rear Garden**

Shared with the downstairs property - a blank canvas ready to put your own stamp on.



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welcome to

## Browning Road, Enfield

- One Bedroom
- First Floor
- Conversion
- Close To Hilly Fields & Local Shops
- Short Walk To Gordon Hill Station

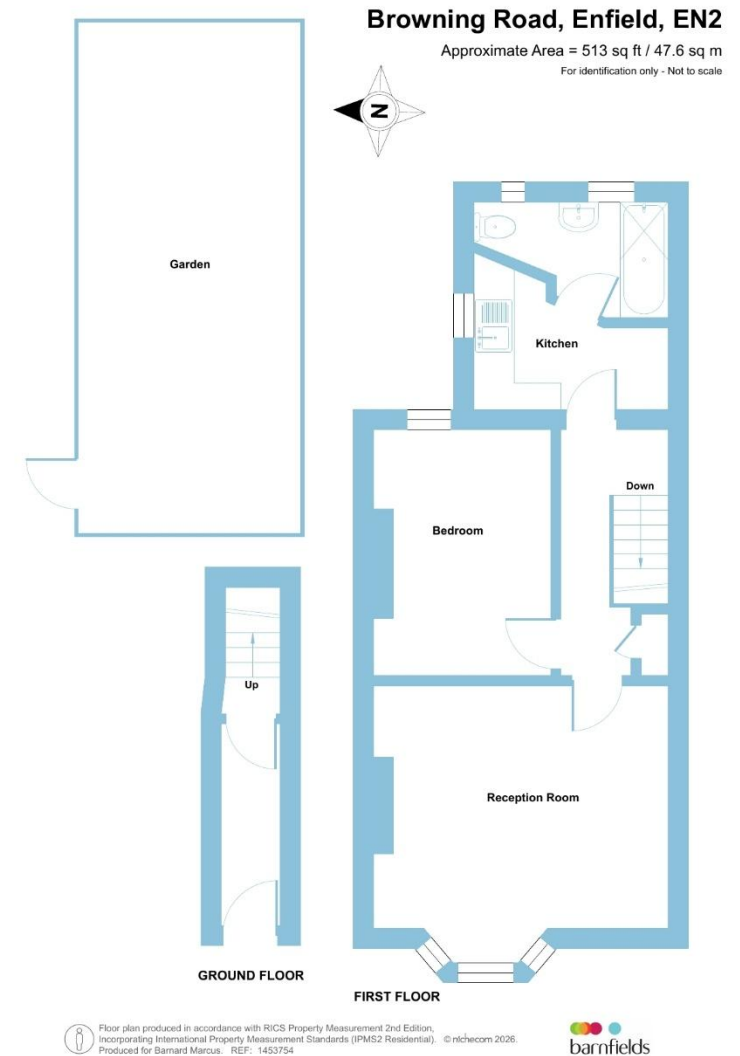
Tenure: Freehold EPC Rating: D  
Council Tax Band: C

offers in excess of

**£260,000**



Please note the marker reflects the  
postcode not the actual property



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Property Ref:  
ENF105928 - 0002

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