




barnfields
for sale
Enfield
020 8363 3394
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2 Bed
Garden Flat

Morley Hill, Enfield, EN2 0BL


barnfields

welcome to
Morley Hill, Enfield

Barnfields are delighted to offer for sale this rarely available, two bedroom ground floor maisonette with its own rear garden located close to Gordon Hill Overground Station, local shops on Lancaster Road, Hilly Fields Country Park and good local schools.

The flat benefits from its own front door and a long lease and must be viewed to be fully appreciated.





Private Front Door

Opens to:-

Hallway

Wood flooring, radiator, understairs cupboard, original corner cupboard, picture rails.

Lounge

15' 8" x 13' 6" (4.78m x 4.11m)

Wood flooring, double glazed windows to front, radiator, picture rails.

Bathroom

Panelled bath, pedestal wash hand basin, step-in shower unit, low level WC, window to side, fully tiled walls, vinyl flooring, spotlights, radiator.

Bedroom One

12' 11" x 10' 4" at widest (3.94m x 3.15m at widest)

Double glazed window to rear, fitted carpet, radiator, picture rails, range of built-in wardrobes.

Bedroom Two

8' 11" x 6' 5" (2.72m x 1.96m)

Double glazed window to rear, fitted carpet, radiator, picture rails.

Kitchen

12' 8" x 7' 8" (3.86m x 2.34m)

Range of fitted wall and base units with toning worktops, gas hob with oven beneath and extractor above, space for fridge/freezer, plumbing for washing machine, breakfast bar, double glazed window to side, double glazed door to garden, vinyl flooring, spotlights.

Outside

Private Rear Garden

With patio area to front and step down to lawn with tree and shrub borders, shed and side access gate.



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welcome to

Morley Hill, Enfield

- Private Front Door
- Spacious Lounge
- Two Bedrooms
- Bathroom
- Fitted Kitchen

Tenure: Leasehold EPC Rating: D

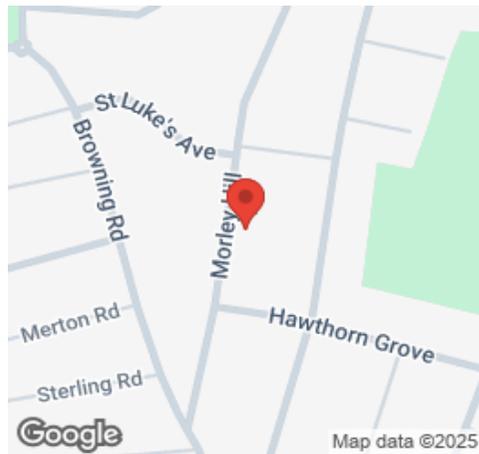
Council Tax Band: C Service Charge: 100.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 25 Mar 1988. 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

£375,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF104155 - 0005

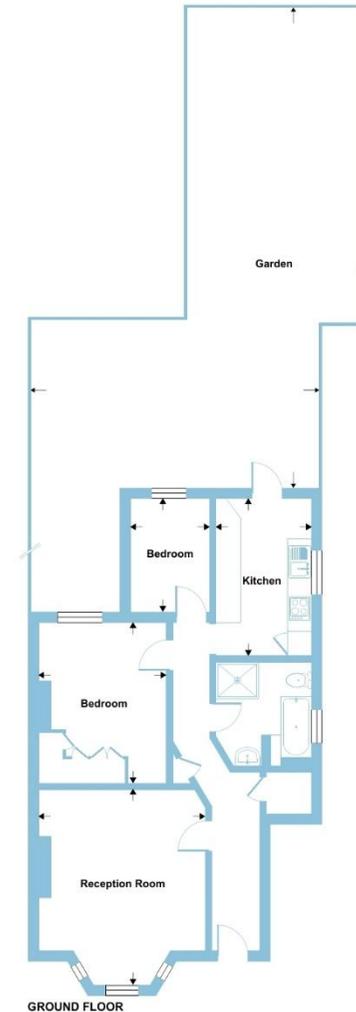
1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements 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.

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Morley Hill, Enfield, EN2

Approximate Area = 698 sq ft / 64.8 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 2025. Produced for Barnard Marcus. REF: 1313995



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