



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.



view this property online barnfields.co.uk/Property/ENF105928



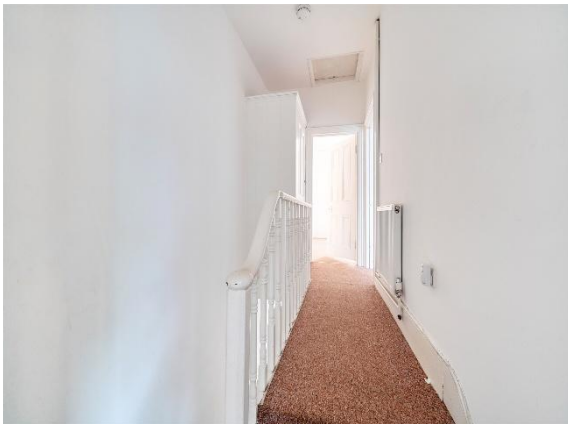
welcome to

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
£250,000



Please note the marker reflects the
postcode not the actual property



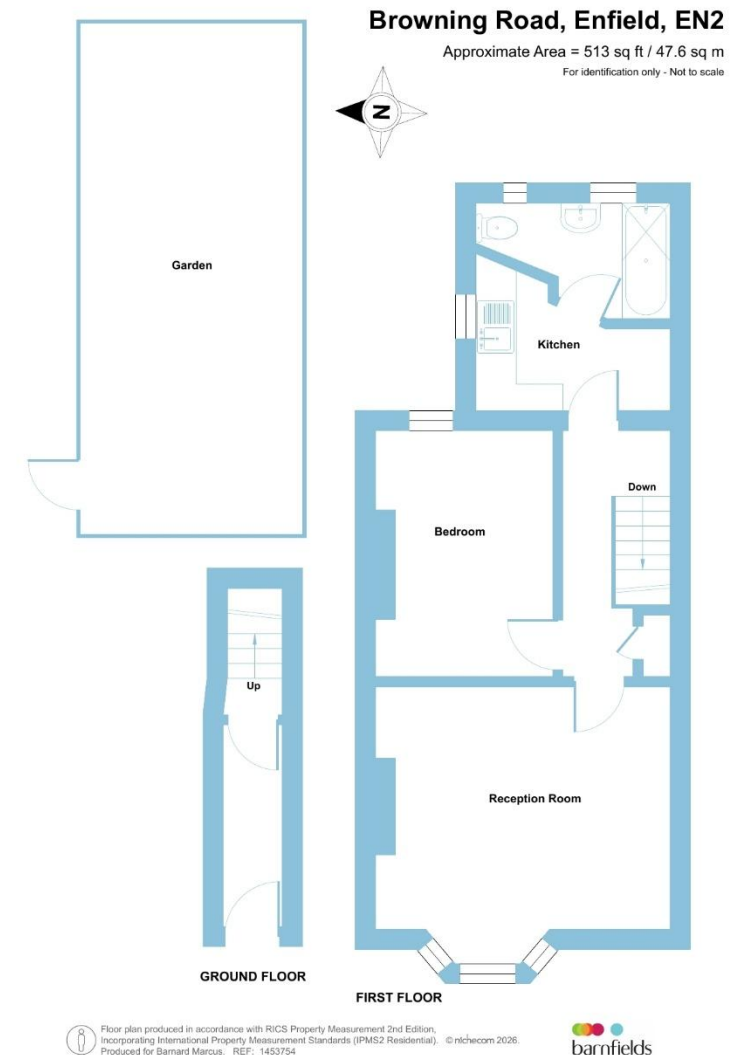
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Property Ref:
ENF105928 - 0003

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