



Winchester Close, Enfield, EN1 2ES

welcome to
Winchester Close, Enfield

Delightful and beautifully presented, two bedroom ground floor purpose built flat situated in quiet residential conservation area of Bush Hill Park in this tree lined road, just minutes from local shops, Bush Hill Park Rail Station, parks, schools and within easy access of the A10 with its retail parks and Enfield Town with its multiple shopping facilities.

The property has been modernised throughout to a good standard by the current vendor and has many pleasing features.



Entrance Lobby

11' 2" x 3' (3.40m x 0.91m)

Wood effect floor, window to side, door to lounge and provides excellent storage for coats/shoes etc.

Lounge

14' 6" x 14' 2" into bay (4.42m x 4.32m into bay)

Wood effect floor, coving to ceiling, full height bay window*, two double radiators, door to inner hall and kitchen.

*Flat 2 has created a door in the bay, giving direct access to communal gardens.

Kitchen

11' 2" x 6' (3.40m x 1.83m)

Comprises a range of gloss white base and wall cupboards with single bowl stainless steel sink and drainer, inset to contrasting worksurface with tiled splashback, integrated electric oven and grill, halogen hob with extractor fan over, plumbing for washing machine and dishwasher, double radiator, wall mounted gas central heating boiler, space for fridge-freezer, wood effect floor, window to side.

Inner Hall

Wood effect floor, storage cupboard.

Bedroom One

12' x 9' to wardrobes (3.66m x 2.74m to wardrobes)

Wood effect floor, coving to ceiling, double radiator, double and single built-in wardrobe cupboards.

Bedroom Two

11' 10" x 5' 11" (3.61m x 1.80m)

Wood effect floor, double radiator, coving to ceiling.

Bathroom

Comprises a modern white suite, low flush WC, pedestal basin, panelled bath with mixer tap, electric shower over, ceramic tiled floor, heated towel rail, part tiled walls, sunken spotlights to ceiling, shaver point, extractor fan, window to side.

Outside

Communal parking is provided to front and side with direct access to cast concrete garage en bloc.

Mature trees to front. Winchester Court forms a central courtyard which is laid to lawn with mature trees and gated access to Queen Annes Gardens.

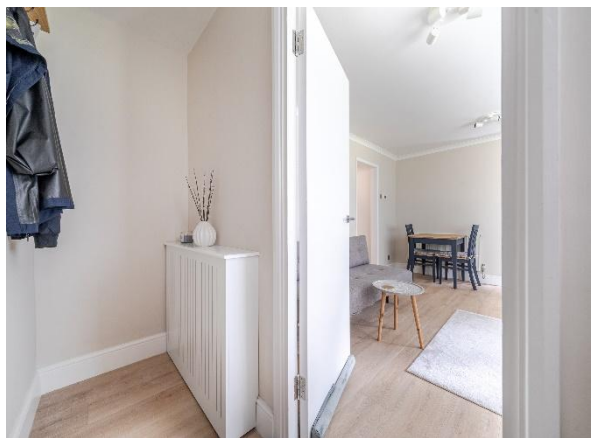
Cast Concrete Garage

Up and over door.



view this property online barnfields.co.uk/Property/ENF105376





welcome to

Winchester Close, Enfield

- Spacious Lounge
- Extremely Long Lease
- Own Garage En Bloc
- Share Of Freehold
- Modern Fitted Kitchen

Tenure: Leasehold EPC Rating: D

Service Charge: 1855.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 999 years from 31 Mar 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£335,000

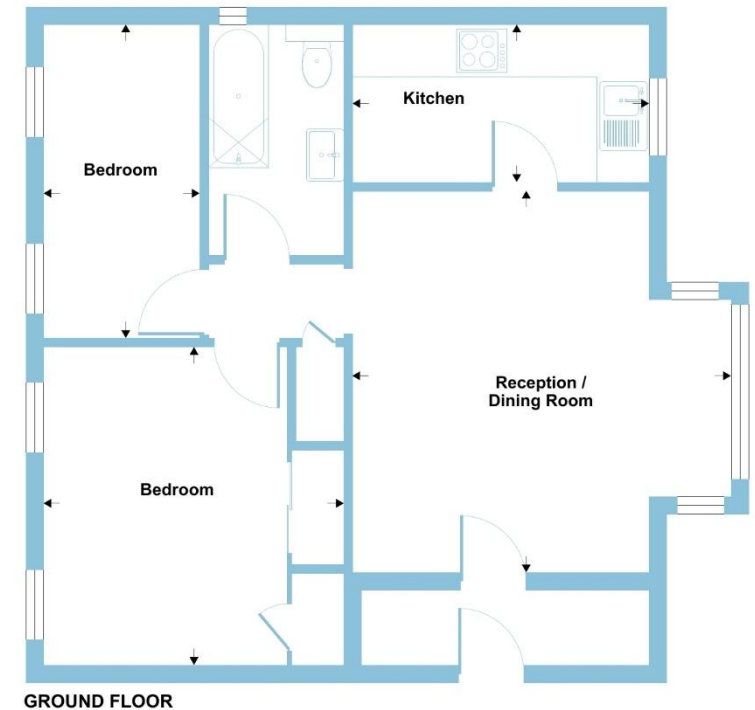


Please note the marker reflects the postcode not the actual property

Winchester Close, Enfield, EN1

Approximate Area = 572 sq ft / 53.1 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). Produced for Barnard Marcus. REF: 1347484

barnfields

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



Property Ref:

ENF105376 - 0004

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.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

barnfields



020 8363 3394



info@barnfields.com



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



[barnfields.co.uk](https://www.barnfields.co.uk)