



69 Beresford Gardens, ENFIELD, EN1 1NW
Offers In Excess Of £300,000



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CHAIN FREE Lanes are delighted to offer this 2 DOUBLE BEDROOM Second floor flat In excellent condition throughout. The property benefits from loft space, two good size bedrooms, a good size kitchen and generous lounge/diner. The property is located only a moments walk from Enfield town station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. Enfield benefits from shopping and leisure facilities close by and ENFIELD TOWN Shopping Centre, ENFIELD RETAIL PARK and CINEWORLD. Beresford Gardens is within catchment areas of some of Enfield's most sought-after schools including George Spicer and St Andrews Primary schools.

This property would be perfect for a first time buyer or investment opportunity.



Inner Hallway

Parquet flooring, loft access, radiator and doors leading to all rooms.

Lounge 13'5" x 10'8" (4.09m x 3.25m)

Double glazed window to front aspect and parquet flooring.

Kitchen 8'11" x 7'6" (2.72m x 2.29m)

Double glazed window to rear aspect, eye and base level units with roll top worksurfaces, stainless steel sink with mixer tap and drainer unit, fitted oven, gas hob and extractor hood, part tiled walls, space for washing machine and fridge/freezer.

Bedroom One 13'5" x 10'8" (4.09m x 3.25m)

Double glazed window to front aspect, parquet flooring and radiator.

Bedroom Two 10'7" x 7'10" (3.23m x 2.39m)

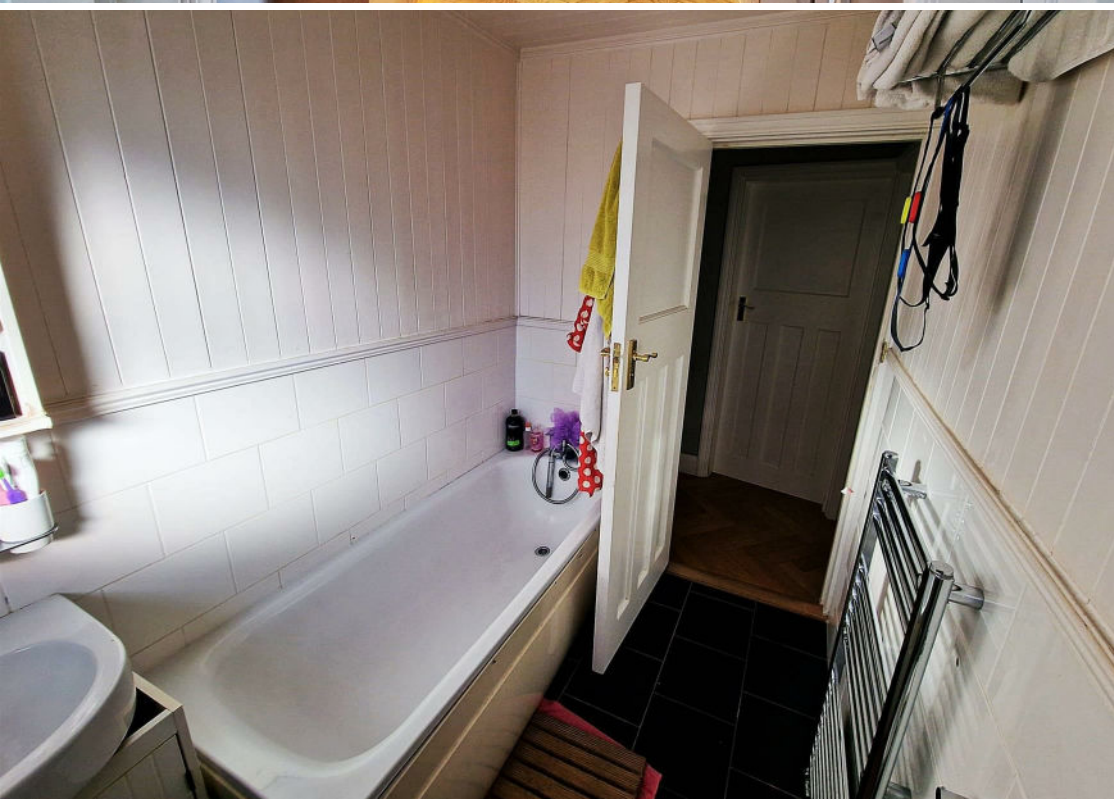
Double glazed window to rear aspect and parquet flooring.

Bathroom

Panel enclosed bath with mixer tap and shower attachment, sink, W.C, part tiled walls and heated towel rail.

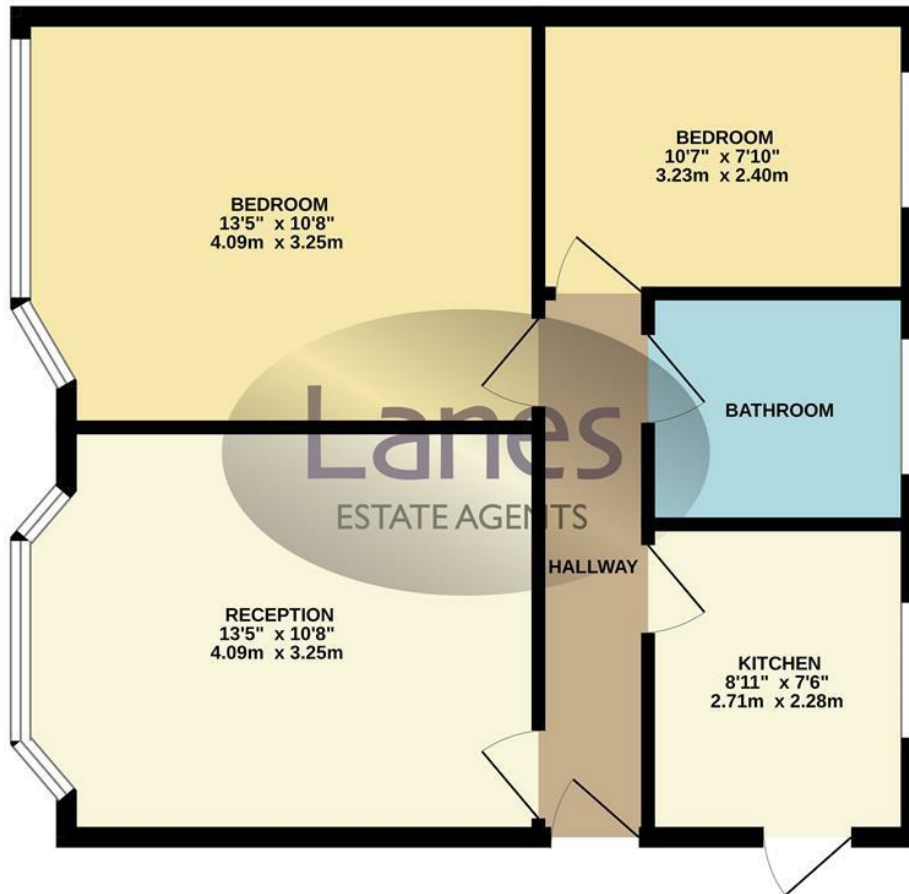
Lanes Estate Agent Enfield Property Reference

ET5040/PD/PD/AX/030723





SECOND FLOOR
582 sq.ft. (54.0 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

