



2 Franbarry Mews 7 Cross Road, Enfield, EN1 1PD
Guide Price £425,000



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GUIDE PRICE £425,000 - £440,000 Lanes Enfield Town are pleased to market this well-presented two-bedroom end-of-terrace home, ideally located just a 10-minute walk from Enfield Town Station for the overground to Liverpool Street and within walking distance of the vibrant Enfield Town shopping centre. This prime location offers a wide range of high street shops, cafés, restaurants, and supermarkets all within easy reach. Local parks, schools, and leisure facilities are also nearby, enhancing the appeal for families and professionals alike.

Offered chain free, this charming property boasts a bright and spacious living room, flooded with natural light and offering direct access to a private, low-maintenance garden.

The home's unique layout includes one bedroom on the ground floor and a larger double bedroom upstairs along with the family bathroom, making it ideal for flexible living, guests, or a home office setup.



Hallway

Laminate floors, radiator, stairs to first floor landing, doors to all rooms.

Lounge

20'11" x 11'7" (6.38m x 3.53m)

Laminate floors, uPVC double glazed windows to front aspect, uPVC double glazed door to garden, velux skylight, radiator.

Kitchen

7'8" x 6'9" (2.34m x 2.06m)

Part tiled walls, uPVC double glazed window to side aspect, single electric oven, gas hob, extractor hood, space for a washing machine and fridge freezer, stainless steel sink with mixer tap, wall and base units.

Bedroom Two

16'3" x 10'7" (4.95m x 3.23m)

Laminate floors, radiator, fitted wardrobe, dressing/wardrobe area, uPVC double glazed window to side aspect.

First Floor Landing

Doors to bedroom one and bathroom. Radiator.

Bedroom One

12'9" x 11'6" (3.89m x 3.51m)

Carpet, uPVC double glazed windows to front aspect, fitted wardrobes, radiator.

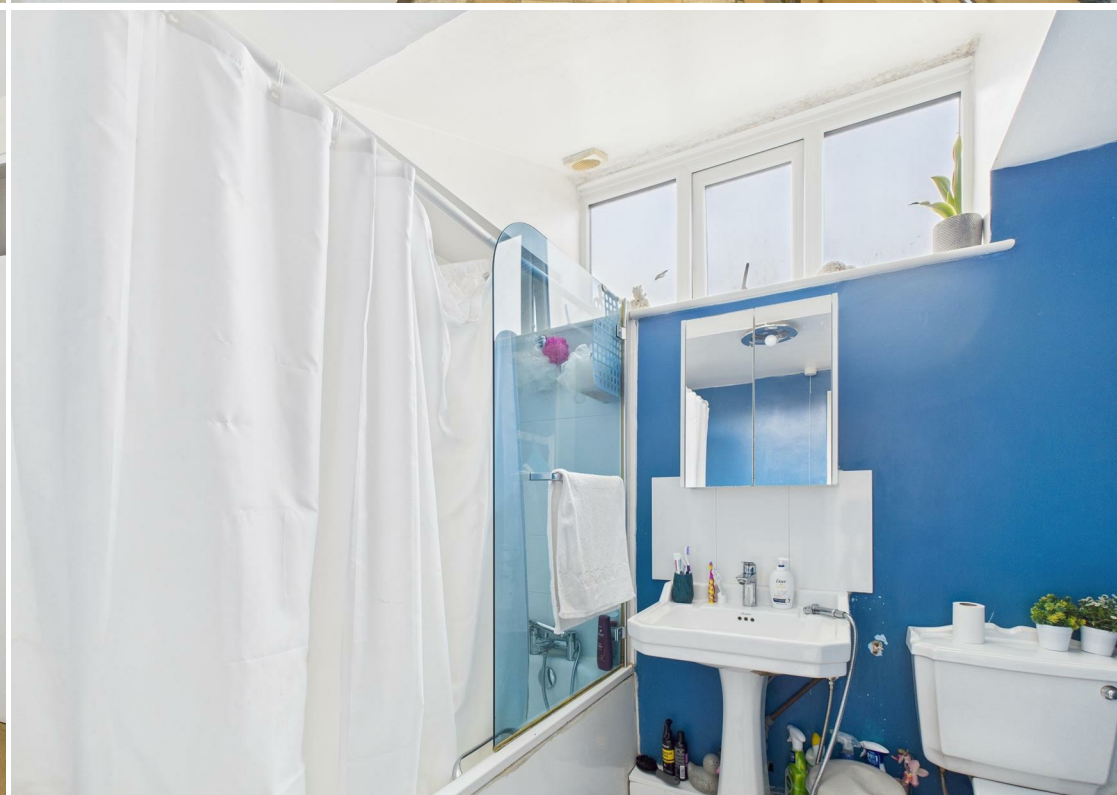
Bathroom

7'3" x 7'2" (2.21m x 2.18m)

Bath with shower attachment, pedestal hand basin with mixer tap, uPVC windows to side aspect, closed couple low level w.c, vanity cupboard, radiator.

Garden

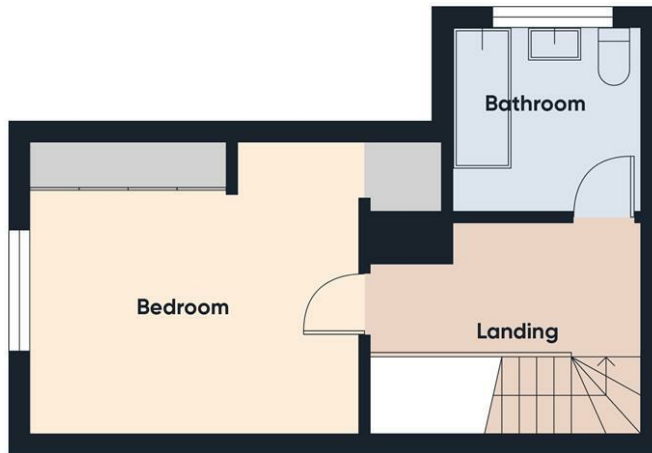
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Floor 0



Floor 1

Approximate total area⁽¹⁾
706.97 ft²
Reduced headroom
3.43 ft²

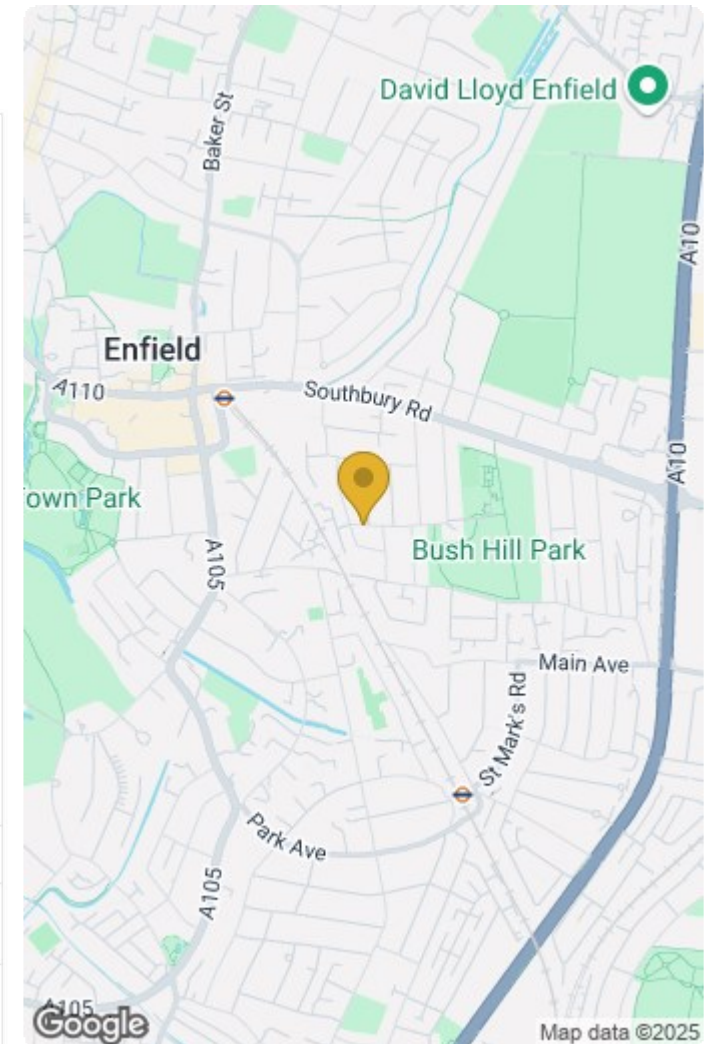
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO₂) Rating

	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

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.

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