



72 Beresford Gardens, Enfield, EN1 1NW

£350,000

Lanes
ESTATE AGENTS

72 Beresford Gardens, Enfield, EN1 1NW

Lanes are delighted to offer to offer this 2 DOUBLE BEDROOM ground floor flat In excellent condition throughout.

The property boasts TWO OFF ROAD PARKING SPACES and recently installed fitted kitchen and modern bathroom and there is also access to the communal garden which currently is solely used by the owners.

The property is located only a moments walk from Enfield Town Overground 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.



FRONT

Area to front and side belongs to the property and there is parking for two cars on driveway. Path leading to communal area.

HALLWAY

With radiator, laminate flooring and entrance to:

LOUNGE

13'1 x 12'4 (3.99m x 3.76m)

Bright airy reception room with laminate flooring, radiators and double glazed bay windows with fitted blinds to front.

KITCHEN

9'4 x 8'9 (2.84m x 2.67m)

Modern recently fitted kitchen with a range of base and eye level units and stylish work top. Sink with mixer taps and drainer, integrated oven with gas hob and overhead extractor, plumbing for washing machine and space for large American Style Fridge/Freezer.

Laminate flooring, part tiled walls, double glazed windows to rear and door to communal garden.

BEDROOM ONE

13'2 x 12'0 (4.01m x 3.66m)

Spacious main bedroom with laminate flooring, radiator and double glazed windows to front with fitted blinds.

BEDROOM TWO

11'3 x 8'6 (3.43m x 2.59m)

Second double bedroom with laminate flooring, radiator and double glazed frosted windows to side and rear.

BATHROOM

8'2 x 5'4 (2.49m x 1.63m)

Modern, recently fitted bathroom with bath with shower attached and shower screen, hand basin with vanity unit below and low level WC. Laminate flooring, radiator, extractor fan and double glazed window to rear.

GARDEN

Whilst this is a communal garden the owners of this property only have access to it and have enjoyed private use for the last 3 1/2 years.



GROUND FLOOR



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.



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 (CO ₂) 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	

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