



Beresford Gardens, EN1 1NP  
Enfield





# Beresford Gardens, EN1 1NP

Offered for sale on a chain-free basis, this sizeable two double bedroom ground floor maisonette is set in a peaceful cul-de-sac just moments from the vibrant heart of Enfield Town Centre, with its wide array of shops, cafés, and amenities. The property features a modern fitted kitchen with generous worktop space, a bright and spacious reception room, and a well-appointed three-piece bathroom suite. Both bedrooms are sizeable doubles, making this an ideal home for first time buyers, investors, or families alike. The home further benefits from gas central heating, double glazing throughout, and your own private rear garden—perfect for relaxing or entertaining. With a long lease of 112 years remaining, it's well positioned for convenient transport links, including Enfield Town Station with direct services into Liverpool Street Station, as well as nearby bus stops. Located within the catchment area of highly regarded schools such as Enfield Grammar School, George Spicer Primary School, and Enfield County School, this attractive maisonette presents a fantastic opportunity in a well-connected and family-friendly location.

Council Tax Band: C

Construction Type: Standard (Brick)

Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

£325,000



- Chain Free
- Private Garden
- Gas Central Heating and Double Glazed Throughout
- Easy Access to Enfield Town Centre Boasting an Array of Shops and Restaurants
- Easy Access to the A10/M25/A406 All Providing Good Access to Surrounding Areas
- A Two Double Bedroom Ground Floor Maisonette
- Cul-De-Sac Location
- Ideal First Time Purchase or Investment Opportunity
- Within Walking Distance of Transport Links Including Enfield Town Station Providing Direct Access into the City
- Falls Within Catchment Area of Highly Regarded Schools Including George Spicer Primary School and Enfield Grammar School

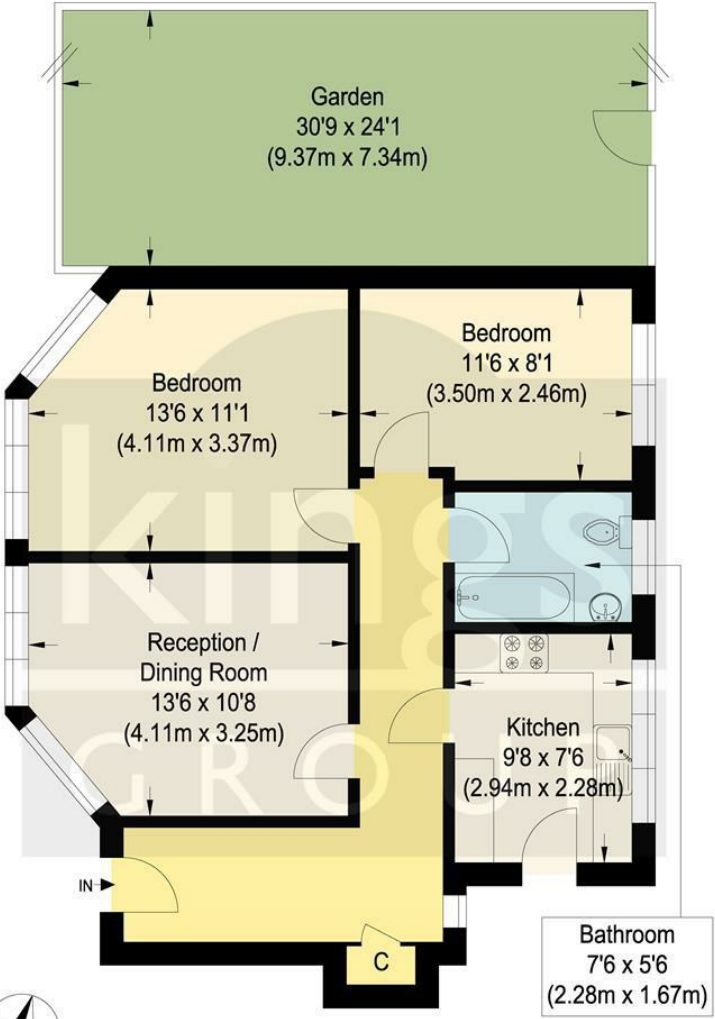
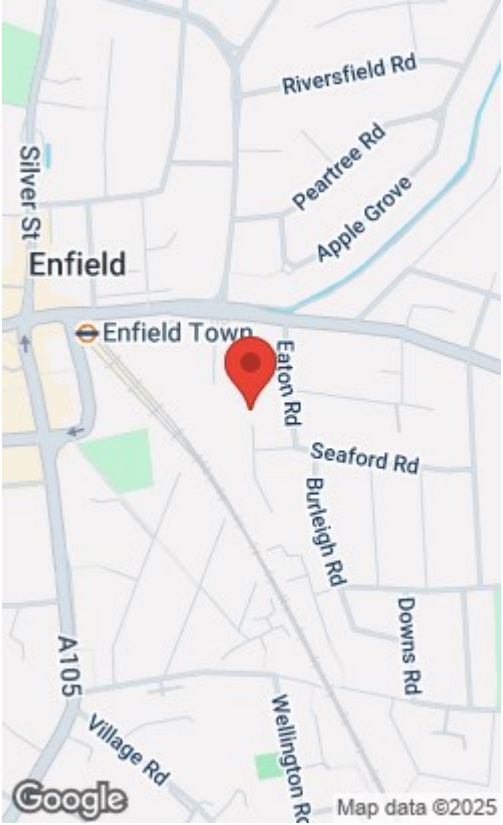








| Energy Efficiency Rating                    |         |           | Environmental Impact (CO <sub>2</sub> ) Rating                  |         |           |
|---------------------------------------------|---------|-----------|-----------------------------------------------------------------|---------|-----------|
| Very energy efficient - lower running costs | Current | Potential | Very environmentally friendly - lower CO <sub>2</sub> emissions | Current | Potential |
| (92 plus) <b>A</b>                          |         |           | (92 plus) <b>A</b>                                              |         |           |
| (81-91) <b>B</b>                            |         |           | (81-91) <b>B</b>                                                |         |           |
| (69-80) <b>C</b>                            |         |           | (69-80) <b>C</b>                                                |         |           |
| (55-68) <b>D</b>                            |         |           | (55-68) <b>D</b>                                                |         |           |
| (39-54) <b>E</b>                            |         |           | (39-54) <b>E</b>                                                |         |           |
| (21-38) <b>F</b>                            |         |           | (21-38) <b>F</b>                                                |         |           |
| (1-20) <b>G</b>                             |         |           | (1-20) <b>G</b>                                                 |         |           |
| Not energy efficient - higher running costs |         |           | Not environmentally friendly - higher CO <sub>2</sub> emissions |         |           |
| England & Wales                             |         |           | England & Wales                                                 |         |           |
| EU Directive 2002/91/EC                     |         |           | EU Directive 2002/91/EC                                         |         |           |



Ground Floor

Beresford Gardens

Approximate Gross Internal Floor Area : 59.20 sq m / 637.22 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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