



**Weston Road, Enfield, EN2 0QD**



**welcome to**

**Weston Road, Enfield**

Barnfields are delighted to offer for sale this superb two bedroom ground floor maisonette with its own Private rear garden, own front door and off-street parking. Located in a quiet cul-de-sac just off Gordon Road just minutes from local shops, schools and parks and within easy access of both Enfield Town with its multiple shopping facilities, transport hub and both Enfield Town and Gordon Hill Rail Station (Liverpool Street Line and Moorgate Line). "Good" Ofsted rated schools are also close by including Enfield Grammar Boys School (Secondary), Enfield County Girls School (Secondary) plus St. Georges Primary school.

The property is presented in good condition throughout and boasts a stunning new kitchen plus has an added advantage of the freehold for the ground floor and the first floor maisonette above. Must be viewed!





### Inner Hallway

With utility recess and plumbing for a washing machine.

### Hallway

Wood flooring, built-in cupboard.

### Kitchen

7' 2" x 5' 11" ( 2.18m x 1.80m )

Newly fitted white wall and base units, toning quartz worktops with undermount sink, induction hob with oven beneath and circular extractor above, space for fridge/freezer, double glazed window to rear, open breakfast bar to lounge.

### Lounge

11' 11" x 10' 4" ( 3.63m x 3.15m )

Engineered wood flooring, radiator, double glazed doors to garden.

### Bedroom One

11' 1" x 10' 4" ( 3.38m x 3.15m )

Wood laminate flooring, double glazed windows to front, radiator, range of built-in shelving and hanging space.

### Bedroom Two

9' 5" x 9' 1" ( 2.87m x 2.77m )

Wood laminate flooring, room for a double bed, radiator, double glazed windows to front.

### Bathroom

White bathroom suite of panelled bath with shower above and glass screen, hand basin, WC, heated towel rail, double glazed window to side, fully tiled walls and tiled floor.

### Rear Garden

A fantastic approx.70ft private Westerly facing rear garden with patio area to front, central lawn, mature tree and shrub borders and palm tree!

### Storage Shed

Located on the pathway outside of the front door.

### Off-Street Parking

Brick paved off-street parking for two cars.



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## Weston Road, Enfield

- Two Bedrooms
- Ground Floor
- Off-Street Parking
- Private Rear Garden
- Own Front Door

Tenure: Freehold EPC Rating: D  
Council Tax Band: C

# £350,000



Please note the marker reflects the postcode not the actual property

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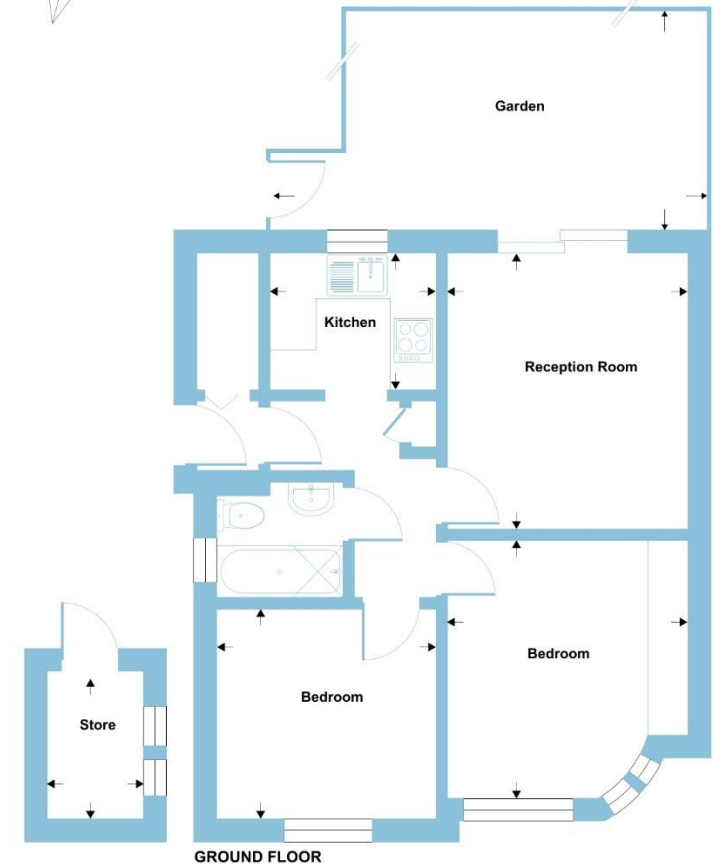
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## Weston Road, Enfield, EN2

Approximate Area = 487 sq ft / 45.2 sq m  
Outbuilding = 26 sq ft / 2.4 sq m  
Total = 513 sq ft / 47.6 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). © nichicom 2026. Produced for Barnard Marcus. REF: 1473030



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