



Crofton Way, Enfield, EN2 8HR

welcome to
Crofton Way, Enfield

Barnfields are delighted to offer for sale this superb one bedroom ground floor flat with French doors straight onto the communal rear garden. Located in a popular turning close to Gordon Hill Station (Moorgate Line), the flat is presented in immaculate condition throughout and must be viewed to be fully appreciated.





Hallway

Laminate flooring.

Lounge

17' x 10' 7" (5.18m x 3.23m)
Laminate flooring, double glazed French doors to rear opening onto the communal garden, radiator, door to:-

Kitchen

11' 5" x 6' 4" (3.48m x 1.93m)
With white gloss wall and base units, wooden worktop with stainless steel sink and drainer, metro tiled splashbacks, built-in oven with gas hob and extractor hood above, space for fridge and freezer, plumbing for washing machine and dishwasher, breakfast bar, laminate flooring, double glazed window to rear, two large built-in cupboards.

Bedroom

14' x 10' 1" (4.27m x 3.07m)
Laminate flooring, two double glazed windows to front, radiator.

Bathroom

Beautifully fitted with a panelled bath with shower above and glass screen, hand basin with cupboards beneath, WC, double glazed window to side, tiled walls and floor, heated towel rail.

Outside

Communal Garden

Well manicured communal garden to rear of block.

Garage

Single garage en bloc with up and over door.



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- One Bedroom
- Ground Floor
- Direct Access To Communal Garden
- Beautifully Fitted Kitchen & Bathroom
- Long Lease

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 3000.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 189 years from 19 Sep 2013. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£295,000



Please note the marker reflects the postcode not the actual property



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Approximate Area = 508 sq ft / 47.1 sq m
Garage = 129 sq ft / 11.9 sq m
Total = 637 sq ft / 59.1 sq m
For identification only - Not to scale

Denotes restricted head height



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © rchecom 2026. Produced for Barnard Marcus. REF: 1471308



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Property Ref:
ENF105731 - 0002

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020 8363 3394



info@barnfields.com



1a Windmill Hill, Enfield, Middlesex, EN2 6SE



[barnfields.co.uk](https://www.barnfields.co.uk)