



**Valley Fields Crescent, Enfield, EN2 7QA**

**welcome to**

**Valley Fields Crescent, Enfield**

A truly stunning ground floor maisonette in an elevated location with views over countryside in this most sought after turning, within easy access of Enfield Town Shopping centre and rail stations (Moorgate Line and Liverpool Street Lines), or alternatively Oakwood Underground Station (Piccadilly Line).

The property has been beautifully remodelled and refitted by the present owners and features include:-





### **Entrance Porch**

Double glazed windows.

### **Lounge / Dining Room**

15' x 14' 3" ( 4.57m x 4.34m )

Quality wood style vinyl flooring, panelling to walls and door recess, two modern radiators, views over countryside, open planned to kitchen area.

### **Kitchen Area**

9' 6" x 6' 6" ( 2.90m x 1.98m )

Beautifully and comprehensively fitted in modern white units, comprising base units with quartz worktops, inset white sink unit, inset ceramic hob unit with fume extractor hood over, plumbing for washing machine, fully tiled walls, double glazed door to garden.

### **Bedroom**

12' 1" x 8' 8" ( 3.68m x 2.64m )

Range of quality built-in wardrobe cupboards and drawer units, column radiator, wood style flooring.



### **Shower Room / Wet Room / WC**

Open shower area incorporating rain shower, vanity wash hand basin with cupboard under, low flush WC (white suite), heated towel rail, ceramic tiled floor and walls.

### **Outside**

#### **Front Garden**

Provides off-street parking for one car plus parking in front of the driveway (2 cars in total).

#### **Rear Garden**

Delightful easily maintained rear garden with patio, astroturf, raised flower beds.

#### **Brick Built Boiler Shed**

Housing modern wall mounted combination gas central heating boiler.

#### **Large Storage Shed**

6' 6" x 6' 6" ( 1.98m x 1.98m )

Power and lighting, insulated.



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## Valley Fields Crescent, Enfield

- Off-Street Parking To Front
- Own Rear Garden
- Extremely Long Lease
- Superb Views
- Spacious Lounge

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: 135.71

Ground Rent: 50.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 24 Jun 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

# £370,000



Please note the marker reflects the postcode not the actual property

## Valley Fields Crescent, Enfield, EN2

Approximate Area = 424 sq ft / 39.3 sq m

Outbuilding = 43 sq ft / 3.9 sq m

Total = 467 sq ft / 43.2 sq m

For identification only - Not to scale



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2026. Produced for Barnard Marcus. REF: 1457787



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