



Shirley Road, Enfield, EN2 6SB

welcome to

Shirley Road, Enfield

Barnfields are delighted to offer for sale this rarely available one bedroom ground floor conversion flat with its own private rear garden. Located in this most sought after cul-de-sac within a few moments walk of Enfield Chase Station (Moorgate Line) Enfield Town Shopping Centre, Enfield Town Park plus local shops on Windmill Hill including Little Waitrose.

The property is in need of some modernisation but holds ample potential to put your own stamp on it! Must be viewed!





Communal Entrance Doors

Open to the communal hallway. Flat door opens to:-

Lounge

12' 8" x 11' 6" (3.86m x 3.51m)

Fitted carpet, open fireplace recess with wooden surround and hearth, sash window to rear, radiator, built-in cupboard, understairs storage cupboard, wooden bi-fold doors open to:-

Bedroom

13' 7" x 11' 6" (4.14m x 3.51m)

Fitted carpet, double glazed window to front, radiator, fireplace recess with tiled inserts, slate hearth and wooden surround, built-in wardrobes, door opening to the communal hallway.

Kitchen / Breakfast Room

17' 7" x 10' 1" (5.36m x 3.07m)

Base units with worktop, sink and drainer, tiled splashbacks, open fireplace recess, sash window to side, vinyl flooring, sliding double glazed doors to conservatory plus door to:-



Inner Vestibule

A covered area with window to side and a glass roof.

Bathroom

Panelled bath with shower attachment, WC, pedestal wash hand basin, vinyl flooring, windows to rear, part tiled walls, radiator.

Conservatory

9' x 8' 4" (2.74m x 2.54m)

With vinyl flooring, radiator, sliding double glazed doors to garden, glazed ceiling.

Outside

Rear Garden

A magnificent well stocked approx. 90ft South facing rear garden with patio area, side pathway and garden shed to the rear.



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welcome to Shirley Road, Enfield

- Private Rear Garden
- One Bedroom
- Ground Floor
- Kitchen / Breakfast Room
- Close To Enfield Chase Station And Enfield Town

Tenure: Leasehold EPC Rating: C

Council Tax Band: C Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Sep 2008. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers in excess of

£300,000



Please note the marker reflects the postcode not the actual property

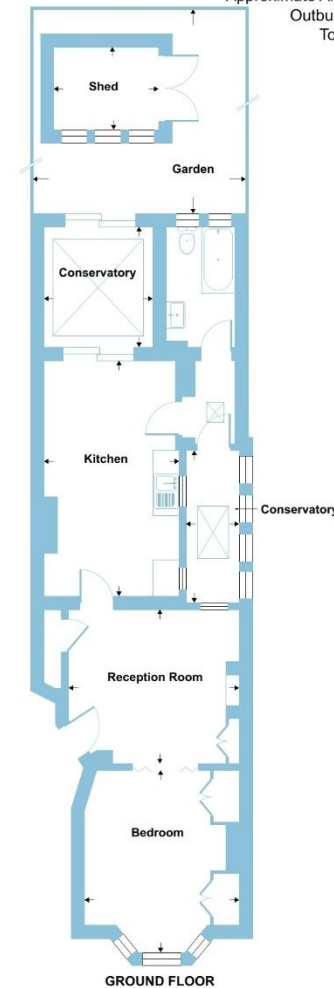
Shirley Road, Enfield, EN2

Approximate Area = 697 sq ft / 64.7 sq m

Outbuilding = 48 sq ft / 4.4 sq m

Total = 745 sq ft / 69.1 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). © richcom 2026. Produced for Barnard Marcus. REF: 1465928



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Property Ref:
ENF106065 - 0002

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