



Winchester Close, Enfield, EN1 2ES

welcome to
Winchester Close, Enfield

A stunning top floor (second) floor, two bedroom apartment with a share of freehold, in this particularly desirable close, just off the quiet section of Village Road, within a short level walking distance of Bush Hill Rail Station (Liverpool Street Line) and local shops. Enfield Town multiple shopping centre is within easy reach.

The accommodation has been remodelled and decorated to a high standard and there has recently been a new roof fitted.





Entrance Hall

Laminate floor, deep storage cupboard.

Lounge

14' 6" x 14' max into walk-in bay (4.42m x 4.27m max into walk-in bay)

Laminate floor, radiator, open planned to kitchen.

Kitchen

12' x 6' (3.66m x 1.83m)

Recently installed modern kitchen, comprising base units with quartz worktops, matching wall cabinets, inset gas hob unit, extractor hood over, built-in oven, integrated dishwasher, washing machine and fridge-freezer, laminate floor, wall mounted combination gas central heating boiler.

Inner Lobby

Bathroom / WC

Modern white suite, panelled bath, bracket wash hand basin, low flush WC, ceramic tiled floor, heated towel rail, large skylight, fully tiled walls.

Bedroom One

12' 1" x 9' (3.68m x 2.74m)

Laminate floor, double built-in wardrobe and single built-in wardrobe cupboard, radiator.

Bedroom Two

11' 10" x 5' 10" (3.61m x 1.78m)

Laminate floor, radiator.

Outside

Garage

Own brick built garage in block (at present rented for £75 per month, but can be offered as a vacant garage).

Gardens

Substantial gardens surround the blocks, mainly laid to lawn with parking facilities scattered around the development. There is a rear pedestrian access which is a quick cut through to Bush Hill Park Rail Station.



view this property online barnfields.co.uk/Property/ENF106085





welcome to

Winchester Close, Enfield

- Share Of Freehold
- No Chain
- Garage
- Spacious Lounge With Walk-In Bay
- New Modern Kitchen

Tenure: Leasehold EPC Rating: Awaited

Council Tax Band: D Service Charge: 2072.00

Ground Rent: Ask Agent

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.

£325,000



Please note
the marker
reflects the
postcode not
the actual
property

check out more properties at barnfields.co.uk



Property Ref:
ENF106085 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

Barnfields is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

Winchester Close, Enfield, EN1

Approximate Area = 573 sq ft / 53.2 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). © richcom 2026. Produced for Barnard Marcus. REF: 1493436




barnfields



020 8363 3394



info@barnfields.com



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



barnfields.co.uk