



Barrydene Court, Waverley Road, Enfield, EN2 7DF

welcome to

Barrydene Court, Waverley Road, Enfield

An excellent opportunity to acquire this spacious and well presented three bedroom purpose built flat, ideally situated in a highly sought-after location just off Windmill Hill. The property is within easy walking distance of Enfield Town's extensive shopping facilities, restaurants and amenities, as well as Enfield Chase Railway Station, providing direct services to Moorgate. The Wren Academy and Highlands School are also within easy reach.

This property benefits from a Share of the Freehold and must be viewed to be fully appreciated!



Communal Entrance

Open to the communal entrance hall, stairs lead up to the First Floor.

Flat Door

Opens to:-

Hallway

Fitted carpet, three built-in storage cupboards, radiator.

Lounge

15' 5" x 15' 3" (4.70m x 4.65m)

Fitted carpet, double glazed bay window to front aspect, radiator, doorway to:-

Kitchen

11' 1" x 6' 11" (3.38m x 2.11m)

Range of modern fitted wooden wall and base units with toning worktops, sink and drainer, gas hob with extractor hood above and oven below, tiled splashbacks, built-in microwave, space for a fridge and freezer, tiled floor, double glazed window to front.

Bedroom One

13' 1" x 10' (3.99m x 3.05m)

Fitted carpet, double glazed bay window to rear overlooking the communal garden, radiator, fitted wardrobes, door to:-

En-Suite

Step-in shower unit, WC, wall mounted hand basin, fully tiled walls and floor, heated towel rail, double glazed window to side, spotlights.

Bedroom Two

13' 1" x 10' (3.99m x 3.05m)

Fitted carpet, double glazed windows to rear overlooking the communal garden, radiator.

Bedroom Three

13' 1" x 8' 10" (3.99m x 2.69m)

Fitted carpet, double glazed windows to rear overlooking the communal garden, radiator.

Bathroom

Panelled bath with shower above, WC, wall mounted hand basin, fully tiled walls and floor, heated towel rail, double glazed window to side, spotlights.

Outside

Communal Garden

A large well manicured rear communal garden with large lawn area and striking central Cedar Tree.

Garage

A single garage with up and over door en bloc to rear.



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welcome to

Barrydene Court, Waverley Road, Enfield

- Three Bedrooms
- First Floor Apartment
- Close To Station And Shops
- Two Bathrooms
- Share Of Freehold

Tenure: Leasehold EPC Rating: C

Council Tax Band: E Service Charge: 1980.00

Ground Rent: 70.00

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Dec 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF106145 - 0003

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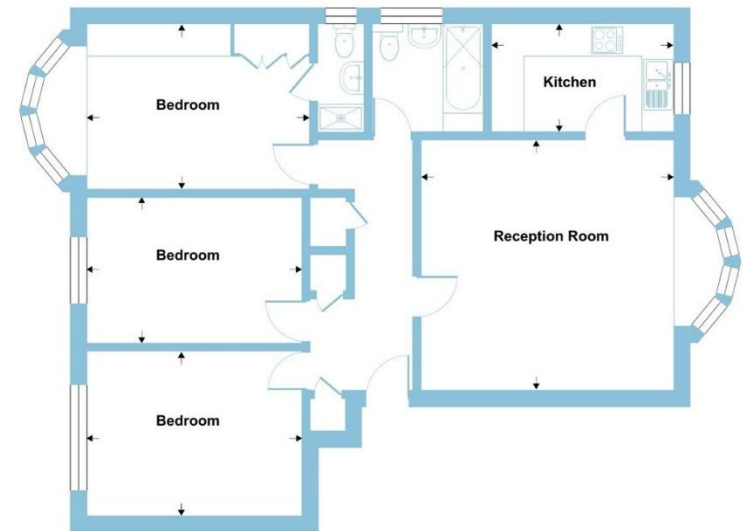
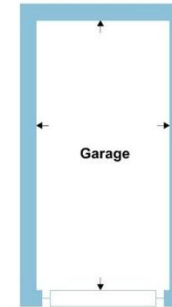
Waverley Road, Enfield, EN2

Approximate Area = 938 sq ft / 87.1 sq m

Garage = 133 sq ft / 12.3 sq m

Total = 1071 sq ft / 99.4 sq m

For identification only - Not to scale



FIRST 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: 1510770

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