



Trentham Lodge, Wellington Road, Enfield, EN1 2PD

welcome to

Trentham Lodge, Wellington Road, Enfield

A superb ground floor, two bedroom purpose built garden flat, adjacent to and with views over Enfield Cricket Ground, within level walking distance of Enfield Town multiple shopping centre and rail stations (Liverpool Street Line).

The spacious and particularly well presented accommodation features:-





Spacious Entrance Hall

Wood effect vinyl floor, deep storage cupboard, radiator.

Lounge

20' 6" x 14' 6" (6.25m x 4.42m)

Attractive wood effect flooring, radiator, sliding double glazed patio doors onto private patio and communal lawns, views over cricket ground.

Kitchen

10' 8" x 10' (3.25m x 3.05m)

Comprehensively fitted in white units comprising base units with worktops, inset stainless steel sink unit, matching wall cabinets, inset gas hob unit with fume extractor hood over, built-in double oven, plumbing for washing machine and dishwasher, ceramic tiled floor, cupboard housing wall mounted combination gas central heating boiler.



Bedroom One

15' 6" x 12' 8" (4.72m x 3.86m)

Wood effect flooring, radiator, range of built-in wardrobe cupboards.

En-Suite Shower Room / WC

Walk-in shower cubicle, pedestal wash hand basin, low flush WC, vinyl floor, radiator, built-in storage cupboard, fully tiled walls.



Bedroom Two

12' 7" x 9' 1" (3.84m x 2.77m)

Wood effect floor, radiator.

Guests Bathroom

Panelled bath, mixer taps, shower attachment, pedestal wash hand basin, low flush WC (white suite), vinyl floor, radiator, fully tiled walls.



Outside

Delightful Communal Lawn

To the rear of the block with views over the Cricket Ground and direct access from the lounge.

Garage

Brick built garage in adjacent block.



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welcome to

Trentham Lodge, Wellington Road

- Large Attractive Lounge
- Two Double Bedrooms
- En-Suite To Master Bedroom
- Garage
- Share Of Freehold

Tenure: Leasehold EPC Rating: C

Council Tax Band: F Service Charge: 1980.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 24 Jun 1989. 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

£450,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
ENF104990 - 0003

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Approximate Area = 900 sq ft / 83.6 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). © richiecom 2025. Produced for Barnard Marcus. REF: 1264623




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020 8363 3394



info@barnfields.com



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



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