



ABSOLUTE
PROPERTY

27 Myddelton Avenue
Enfield, EN1 4AQ
Price Guide £315,000



ABSOLUTE
PROPERTY

Sopers House, Soper Road, Cuffley EN6 4RY

☎ 020 8882 8156 ☎ 020 8882 8155

✉ info@absolutepropertyagents.com

🌐 www.absolutepropertyagents.com

Absolute Property are pleased to offer this two bedroom first floor maisonette in need of some modernisation. Located within 1 mile of Enfield Town BR station with direct line into London Liverpool Street, Enfield Town Centre and close to Forty Hall Country Park, Enfield Chase and Gordon Hill station are also close at hand with direct lines into Moorgate. Benefits include LONG LEASE, own section of rear garden, double glazing, lounge/diner, gas central heating, communal off street parking and comes with the added advantage of being offered on a chain free basis. Viewing is highly recommended to avoid disappointment.



ENTRANCE:

Own front door opening to stairs leading to:

FIRST FLOOR LANDING:

Doors to lounge/diner, bedroom one, bedroom two, storage cupboard, loft access.

LOUNGE/DINER:

14'6 x 14'1 (4.42m x 4.29m)

Coving to ceiling, ceiling spot lights, electric fireplace, tv socket, radiator, upvc double glazed window to front aspect.

KITCHEN:

9 x 8'3 (2.74m x 2.51m)

Range of eye and base level units, gas cooker point, plumbing for washing machine, radiator, storage cupboard, upvc double glazed window to front aspect.

BEDROOM ONE:

13'3 x 10'11 (4.04m x 3.33m)

Coving to ceiling, radiator, upvc double glazed window to rear aspect.

BEDROOM TWO:

11'9 x 7'7 (3.58m x 2.31m)

Coving to ceiling, two upvc double glazed windows to side and rear aspect.

BATHROOM:

Three piece suite comprising of low flush wc, pedestal hand wash basin, bath with shower unit, extractor fan, radiator, upvc double glazed frosted window to side aspect.

REAR GARDEN:

Mainly laid to lawn (there is also communal off road parking to the front of the property)





Energy Efficiency Rating

Rating	Current	Future
Very energy efficient - lower running costs		
(91-95) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

EU Directive 2009/1/EC

Environmental Impact (CO₂) Rating

Rating	Current	Future
Very environmentally friendly - lower CO ₂ emissions		
(91-95) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		

EU Directive 2009/1/EC