



## Merton Road, Enfield

Under Offer (SSTC)

£489,995 (Freehold)





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Viewings are highly recommended.

The accommodation begins via a hallway providing access to a fully plumbed utility cupboard which could be utilised as a downstairs w/c and a spacious through lounge which boasts Planation shutter blinds, a convenient under stair storage cupboard and a gas fire place. An extended eat-kitchen follows, offering a great space for family dining and entertaining whilst looking over the rear garden.

The first floor is offered in it's original layout with two double bedrooms, the main of which spanning the full width of the property. A contemporary 4-piece bathroom suite and loft access complete the internal layout.

Externally the property benefits from front and rear gardens.

Merton Road is a fantastic location, around 0.5 miles from Gordon Hill B.R station, serving the City in around 30 minutes, via Finsbury Park (Piccadilly and Victoria Lines). Lancaster Road hosts a number of well known shops, including a Sainsbury's local and a Co-Op. There are also a number of popular location shops including Zippola Cafe and The award winning Holtwhites Artisan Bakery.

This particular pocket of Enfield has the added benefit of being close to both Town and "Country", with the beautiful Hillyfields and 273 acre Forty Hall Estate both close by.

For those with Schools as a consideration, Merton Road is well situated for some of Enfield's most sought after schools, including The Wren Academy, Lavender and St Georges RC. There is also wider access to both Enfield County and Enfield Grammar Schools.

Council Tax Band - D

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## Front

Tiled

## Hallway

Laminate flooring, wooden skirting boards, doors to

## Utility Cupboard

Tiled surround, wooden skirting boards

## Reception Room

Laminate flooring, wooden skirting boards, radiators, storage cupboard, gas fireplace, double glazed windows to front aspect, doors to

## Kitchen

Tiled flooring, wooden skirting boards, matching wall and base units with tiled surround, sink with mixer tap, gas hob, electric oven, radiator, double glazed windows to side and rear aspects, doors to rear aspect

## Garden

Patioed

## Landing

Carpet, wooden skirting boards, coving, doors to

## Bedroom One

Carpet, wooden skirting boards, coving, fireplace, radiators, double glazed windows to front aspect

## Bedroom Two

Carpet, wooden skirting boards, coving, radiator, loft hatch, double glazed windows to rear aspect

## Bathroom

Mosaic tiled flooring, tiled surround, shower cubicle with rainfall shower head, heated towel rail, pedestal sink with mixer tap, stand alone bath with mixer tap, w/c low flush, double glazed windows to rear aspect

## Disclaimer

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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Fixtures and fittings: Items shown in photographs are NOT included. A list of the fitted carpets, curtains, light fittings and other items fixed to





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the property which are included in the sale (or may be available by separate negotiation) will be provided by the Seller's Solicitors.

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VAT: The VAT position relating to the property may change without notice

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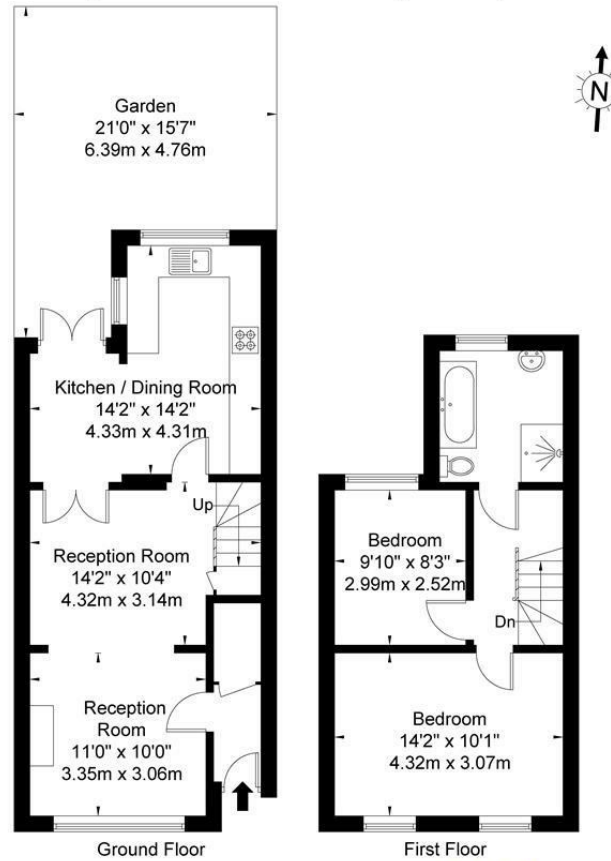
Anti-Money Laundering Regulations: Intending parties will be asked to produce identification documentation at offer stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale/rental.

Availability: Interested parties must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



# Merton Road Enfield EN2 0LS

Approx Gross Internal Area = 74.3 sq m / 799 sq ft



Ref

Copyright **BLEU PLAN**

The Floor plan is not to scale and measurements and areas shown are approximate and therefore should be used for illustrative purposes only. The plan has been prepared in accordance with the RICS code of Measuring Practice and whilst we have confidence in the information produced it must not be relied on. If there is any aspect of particular importance, you should carry out or commission your own inspection of the property.  
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EPC Rating C / Local Authority: Enfield / Council Tax Band: D