



## Canonbury Road, Enfield

Available

£349,995 (Leasehold)







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**Set in a desirable pocket of EN1, this bright and well-kept two-bedroom maisonette offers generous outdoor space, a practical layout, and superb convenience for transport and local amenities.**

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Situated on a peaceful residential street, this well-maintained two-bedroom first-floor maisonette offers bright, practical living space with the added benefit of both front and rear gardens. It's an ideal purchase for first-time buyers, downsizers, or investors alike, offering immediate comfort with scope to personalise over time.

Accessed via its own private entrance, the home opens into a central hallway leading to a spacious lounge with a feature fireplace and a large window to the front aspect. The separate kitchen is well-equipped with integrated appliances, generous storage, and a rear aspect window offering garden views.

There are two good-sized bedrooms, both with double glazing and neutral décor—the larger of the two benefitting from fitted wardrobes. A modern, fully tiled bathroom completes the layout, featuring a mains-fed shower over the bath, heated towel rail, and extractor fan.

Externally, the home enjoys a north-east facing rear garden with a low-maintenance artificial lawn and decked seating area, along with a handy storage shed. A part-paved front garden with steps to the entrance also includes an outdoor tap and a built-in storage cupboard, with gated access to the rear garden.

Additional features include gas central heating via a 'Worcester' combi boiler, double glazing throughout, and loft access for additional storage. Enfield Town station is just 0.8 miles away, offering direct services to London Liverpool Street, while a selection of local shops, schools, and green spaces such as Bush Hill Park and Enfield Playing Fields are all within easy reach.

Tenure: Leasehold  
Lease term: 125 years from 29 September 1991  
Term remaining: 91 years remaining approx  
Service Charge: NIL  
Ground Rent: £150 Per Year  
Local Authority: Enfield  
Council Tax Band: C

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## Inner Hallway

Carpet, Stairs to First Floor Landing

## First floor landing

Carpet, Frosted uPVC Double Glazed Window to Side Aspect, Spotlight to Ceiling, Loft Access, Door to Lounge, Door to Kitchen, Doors to Both Bedrooms, Door to Bathroom

## Lounge

Spotlight to Ceiling, Carpet, uPVC Double Glazed Window to Front Aspect, Radiator, Electric Fireplace with Surround

## Kitchen

Lino Flooring, Radiator, Spotlight to Ceiling, uPVC Double Glazed Window to Rear Aspect, Eye and Base Level Units, Storage Cupboard Housing 'Worcester' Combination Boiler, Integrated Dishwasher, Integrated Fridge/Freezer, Fitted Electric Oven, Fitted Gas Hob with Extractor Over, Stainless Steel Sink with Mixer Tap, Space for Washing Machine, Cupboard Housing: Fuse Box, Gas and Electric Meters

## Bedroom 1

Carpet, Radiator, uPVC Double Glazed Window to Rear Aspect, Fitted Wardrobes, Spotlight to Ceiling

## Bedroom 2

Carpet, Radiator, uPVC Double Glazed Window to Front Aspect, Spotlights to Ceiling

## Bathroom

Tiled Flooring, Tiled Walls, Heated Towel Rail, Spotlights to Ceiling, Frosted uPVC Double Glazed Window to Side Aspect, Low Level WC, Wash Hand Basin with Mixer Tap, Paneled Bath with Mixer Tap and Mains Fed Shower, Extractor Fan

## Rear Garden (North East Facing)

Artificial Grass, Timber Built Shed, Part Decking/Seating Area









## Front Garden

Part Paved Area, Part Pebble Stone Area, Steps Leading to Front Door, Access to Rear Garden, Storage Cupboard, Outside Tap

## Disclaimer

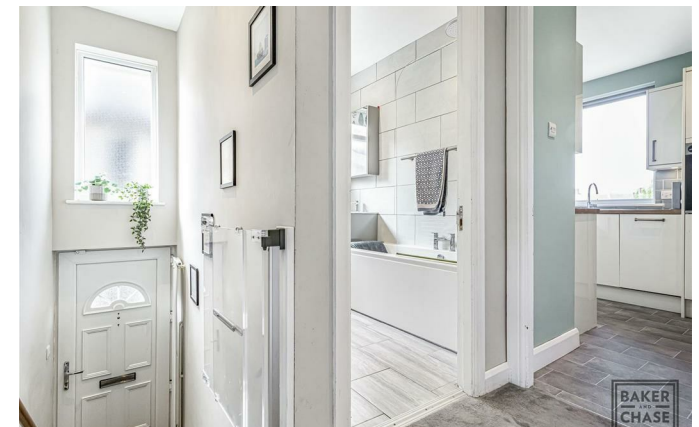
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Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.

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.

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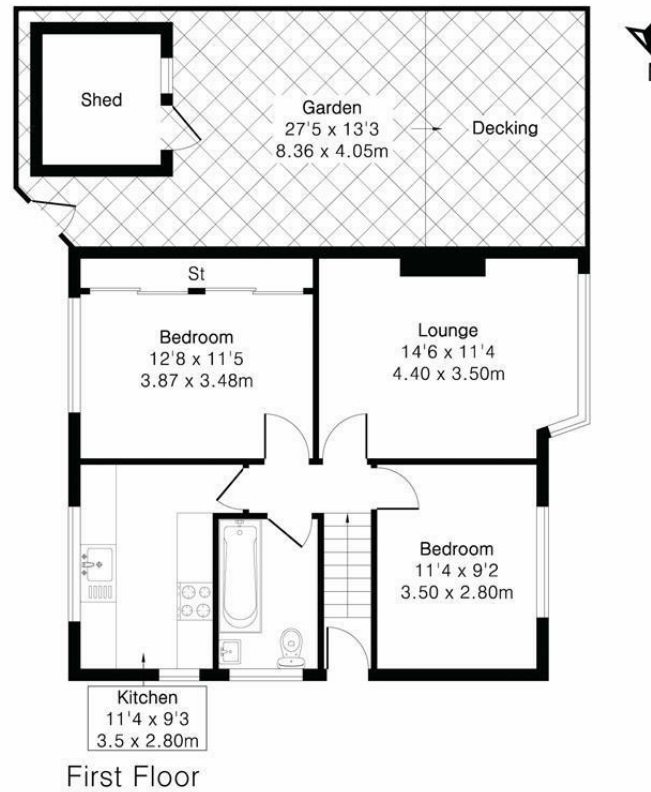
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Approximate Gross Internal Area 593 sq ft - 55 sq m



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EPC Rating D / Local Authority: Enfield / Council Tax Band: C