

**Malvern Road, Enfield, EN3 6DB**



**£2,300 PCM**

Three Bedroom House with Additional Spacious Outbuilding. Available Now!

This property offers two reception rooms, a fitted kitchen leading to an easily maintainable garden with a large outbuilding with electricity offering endless possibilities for use. The first floor offers a three piece bathroom suite alongside three good size bedrooms.

Located near Enfield Lock station, commuting to Tottenham Hale and London Liverpool Street is a breeze. With local amenities and restaurants close by, you'll have everything you need right at your doorstep. Located on the desirable Malvern Road in Enfield, this charming end of terrace house is not to be missed.



kin  
GRO



Ground Floor

First Floor

### Malvern Road, EN3

Approximate Gross Internal Floor Area : 93.20 sq m / 1003.19 sq ft  
(Excluding Outbuilding)

Outbuilding Area : 18.70 sq m / 201.28 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

#### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
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Associated Offices in London, Essex and Hertfordshire

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