



16 Windmill Gardens, Enfield, EN2 7DU

£650,000



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****CHAIN FREE**** Lanes Enfield are delighted to bring to the market this end of terrace three bedroom house providing a fantastic project for those looking for refurbishment opportunity on a great location. Located within the desirable EN2 postcode and proximity to Enfield Town centre, this property is in need of full refurbishment with additional potential for loft conversion or rear extension (subject to planning). Offered chain free, the house is sure to attract keen interest so, early viewing strongly advised to avoid disappointment.

Disclaimer: Probate not yet granted. In the process of.

CALL LANES TO BOOK YOUR APPOINTMENT - 020 8342 0101



ENTRANCE HALL

LIVING ROOM 13'3 x 13 (4.04m x 3.96m)

DINING ROOM 13'2 x 12'3 (4.01m x 3.73m)

KITCHEN 9'3 x 7'3 (2.82m x 2.21m)

LANDING

BEDROOM ONE 14' x 13 (4.27m x 3.96m)

BEDROOM TWO 12'3 11'8 (3.73m 3.56m)

BEDROOM THREE 6' x 9'1 (1.83m x 2.77m)

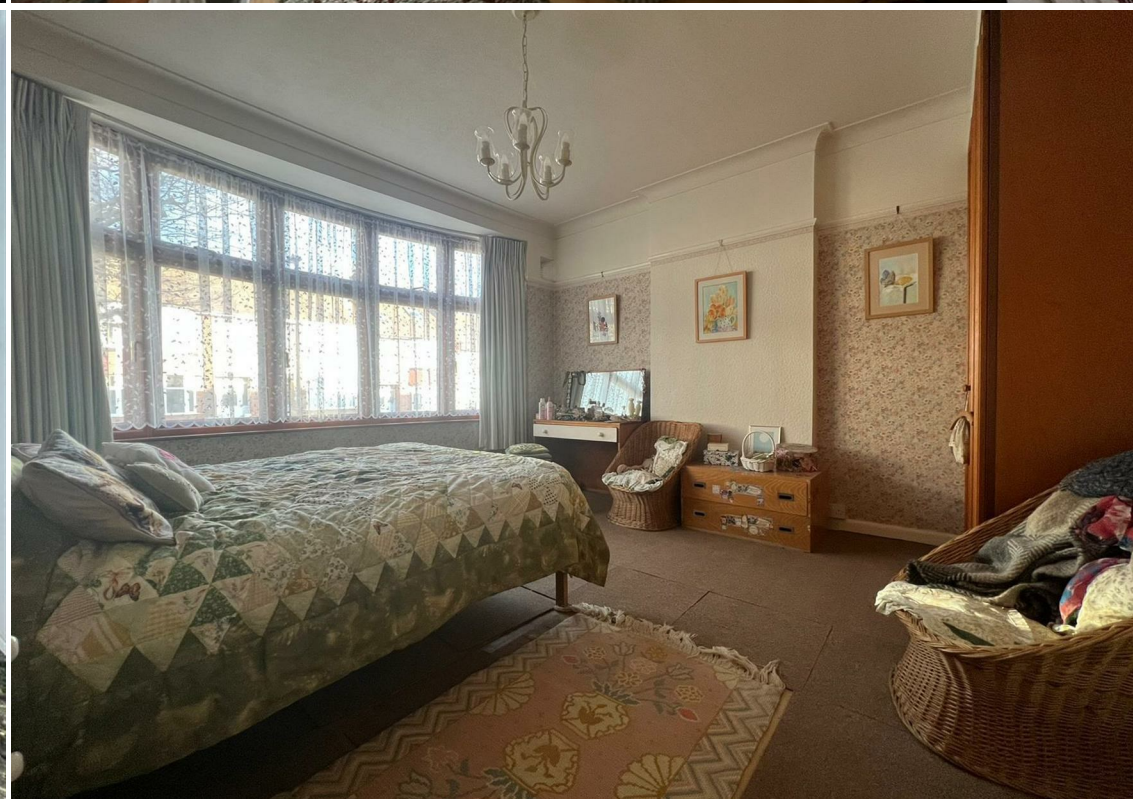
BATHROOM

GARDEN

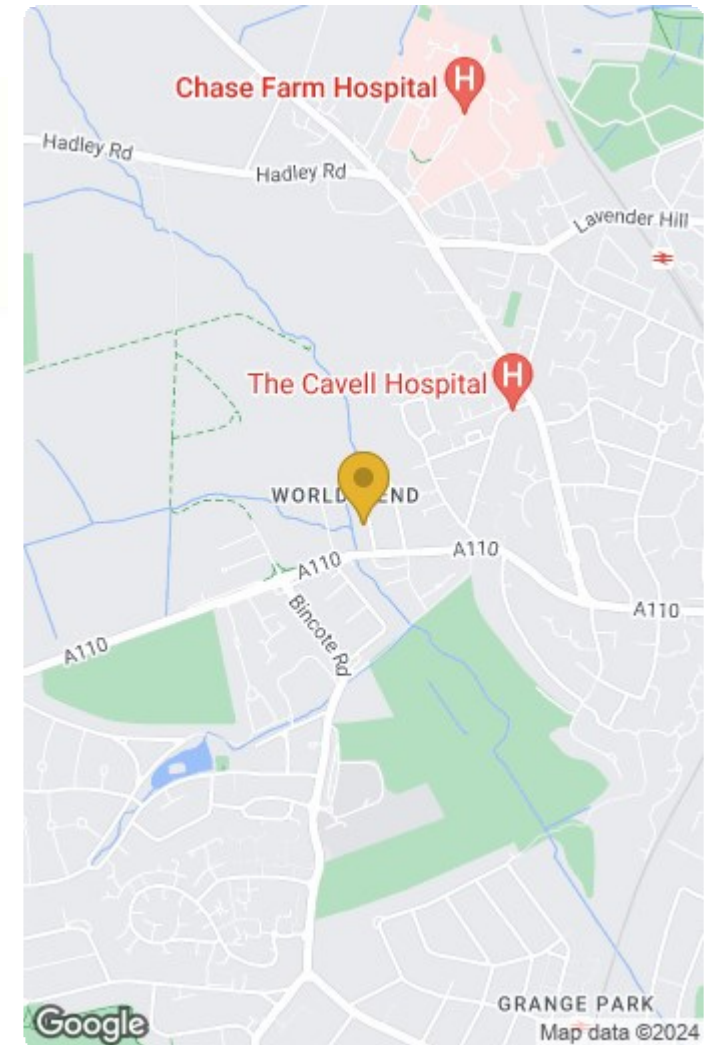
GARDEN

Reference

ET5072/PD/AX/PB/010323







Lanes
ESTATE AGENTS

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(82 plus) A			
(81-81) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	