



Flat 16 Wade House 3 Village Road, Enfield, EN1 2DL

£465,000



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Welcome to this charming property located on Village Road in the lovely area of Enfield. This delightful flat boasts a warm and inviting atmosphere with its one reception room, perfect for entertaining guests or simply relaxing after a long day.

With 2 cosy bedrooms, there is ample space for a small family, guests, or even a home office. The property also features one bathroom, ensuring convenience and comfort for all residents.

Situated on the ground floor, this flat offers easy access and a sense of security. The share of freehold adds a sense of ownership and stability to the property, making it an attractive investment opportunity or a first time buy.

One of the highlights of this property is the direct access to the terrace, where you can enjoy a morning coffee or unwind in the evenings while taking in the fresh air. The communal parking and garage provide convenience and peace of mind for residents with vehicles.

Don't miss out on the opportunity to make this charming flat your new home. Contact us today to arrange a viewing and experience the comfort and convenience this property has to offer.



Inner Hallway

Two storage cupboards, radiator, doors leading to W.C, bathroom, bedroom one, bedroom two, kitchen and lounge.

Lounge 17'10" x 11'11" (5.44m x 3.63m)

Laminate flooring, radiator, double glazed window to side plus double glazed sliding patio doors to patio area.

Kitchen 11'9" x 8'5" (3.58m x 2.57m)

Double glazed window to rear aspect, laminate flooring, eye and base level units with worktop surfaces, fitted electric oven with induction hob and extractor hood, sink with mixer tap and drainer unit, space for fridge/freezer, integrated washing machine and dishwasher.

Bedroom One 14'11" x 11'9" (4.55m x 3.58m)

Double glazed window to front aspect, laminate flooring, fitted wardrobes and radiator.

Bedroom Two 10'11" x 8'3" (3.33m x 2.51m)

Double glazed window to front aspect, laminate flooring, fitted wardrobe and radiator.

Bathroom

Frosted double glazed window to front aspect, panel enclosed bath with mixer tap. wall mounted shower, vanity sink with mixer tap, heated towel rail, tiled floor and walls.

W.C

Frosted double glazed window to front aspect, concealed low flush W.C, vanity sink with mixer tap, radiator, tiled floor and part tiled walls.

Terrace

South westerly facing patio area leading to communal gardens.

Garage

Up and over door.

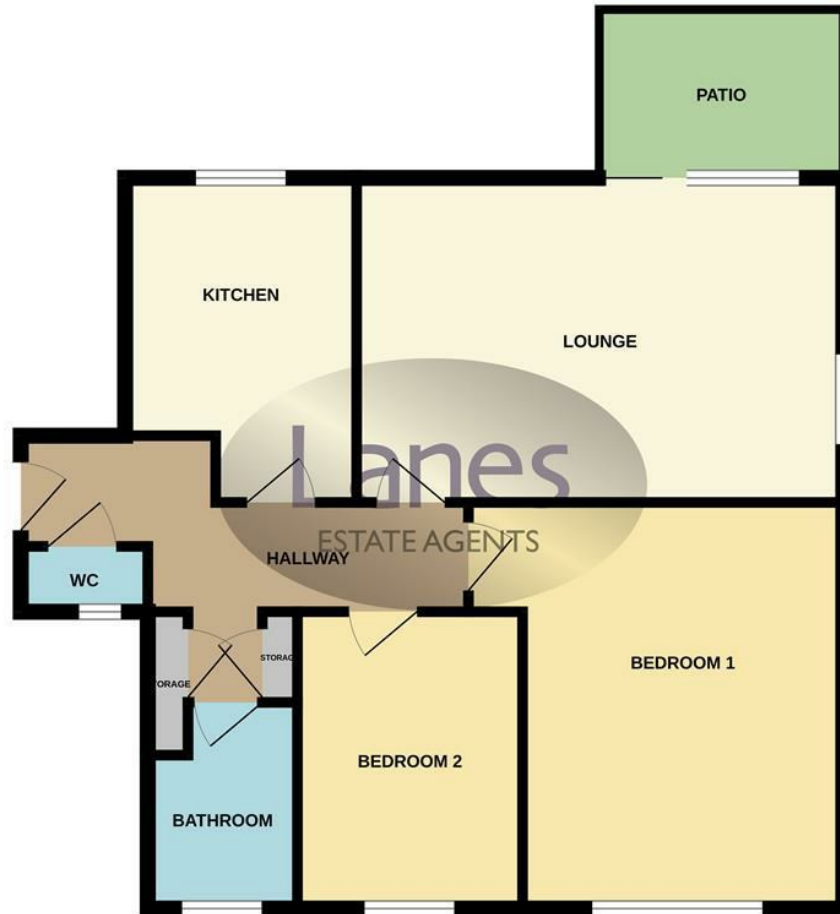
Lanes Estate Agents Enfield Reference Number

ET5152/AX/AX/AX/250424





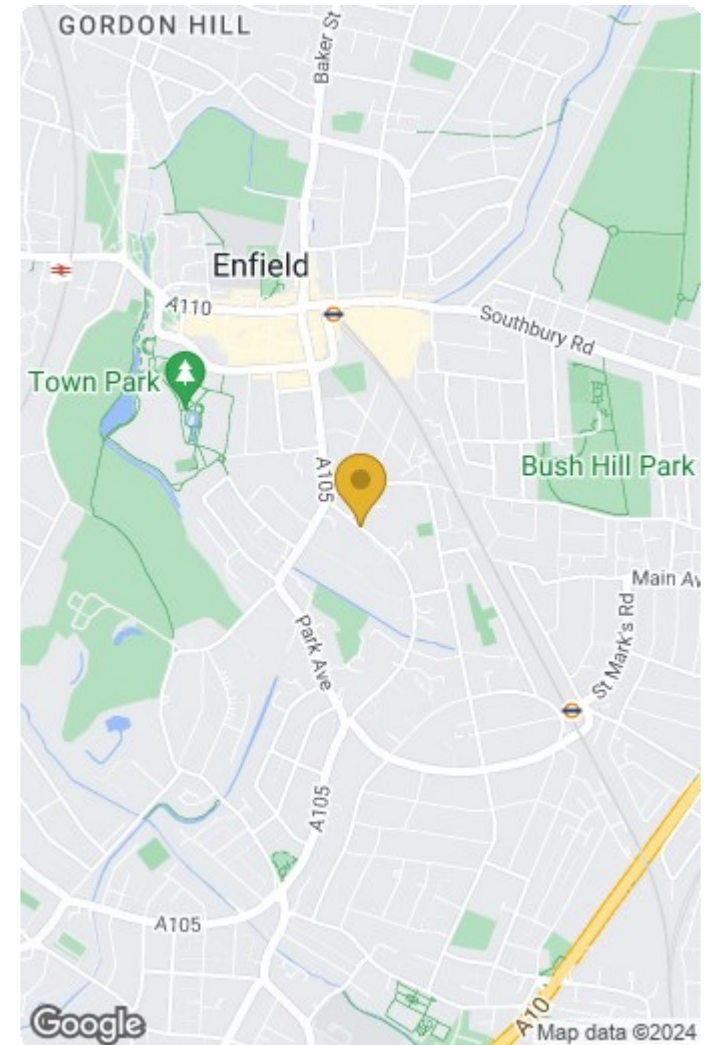
GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.



TOTAL FLOOR AREA : 722 sq.ft. (67.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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			
(92 plus) A			
(81-91) 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	

