



Mandeville Road, Enfield, EN3 6SL

Asking Price £370,000







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# Mandeville Road

Enfield, EN3 6SL

- EPC RATING: 58D
- WELL PRESENTED
- LARGE 57' REAR GARDEN
- CHAIN FREE
- CLOSE TO HERTFORD ROADS SHOPS & AMENITIES
- TWO BEDROOM HOUSE
- POTENTIAL TO FURTHER EXTEND (stpp)
- THROUGH LOUNGE
- CLOSE TO ENFIELD LOCK STATION

**\*\* CHAIN FREE \*\***

Sandra Davidson Estate Agents are delighted to offer FOR SALE a VERY WELL PRESENTED, TWO BEDROOM HOUSE on a popular road in ENFIELD, This well presented property offers; Through Lounge Reception, Kitchen and Bathroom on the Ground Floor with TWO DOUBLE BEDROOMS on the First Floor. Externally, the property features its OWN c57' REAR GARDEN offering scope to further extend (stpp). Enfield Lock Station and the many shops and amenities of Hertford Road are also within walking distance making this an ideal location for investors and residential buyers alike.

The property can only be appreciated by internal inspection, is OFFERED CHAIN FREE and comprises:



ENTRANCE

THROUGH LOUNGE 28'1" x 12'5" (8.56m x 3.79m)

KITCHEN 9'1" x 6'11" (2.76m x 2.10m)

LOBBY

BATHROOM

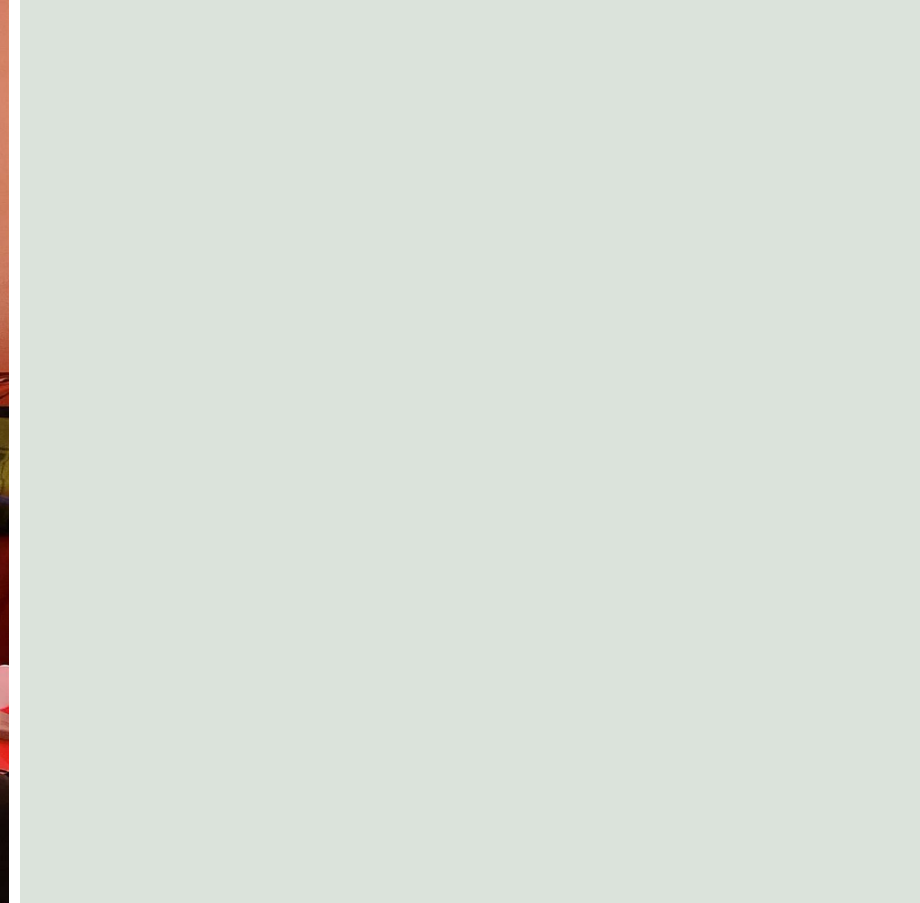
FIRST FLOOR LANDING

BEDROOM ONE 10'11" x 12'5" (3.32m x 3.79m)

BEDROOM TWO 11'0" x 12'5" (3.35m x 3.79m)

EXTERIOR 56'9" (17.3m)





Directions





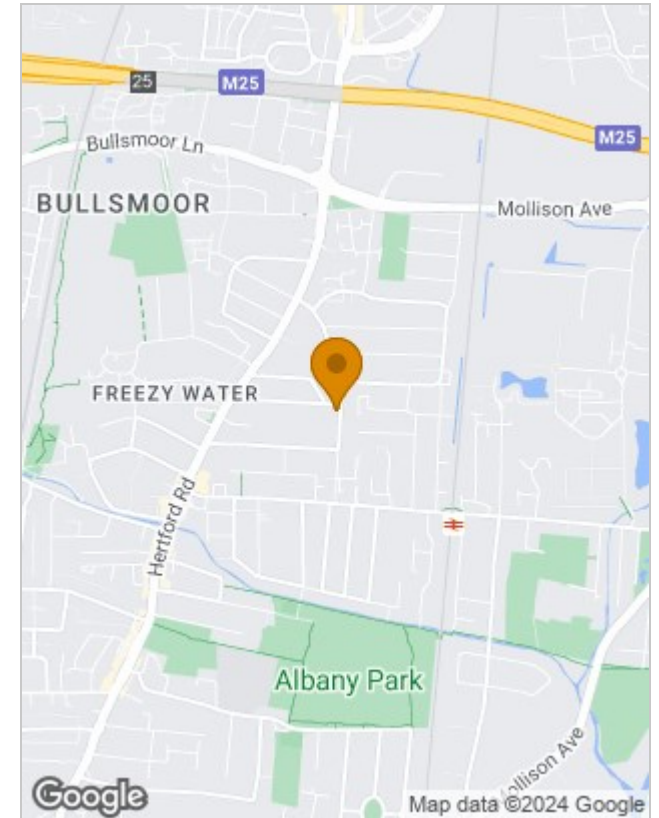




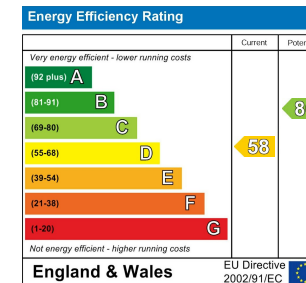
## Floor Plans



## Location Map



## Energy Performance Graph



## Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.