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**6 Walters Road, Enfield, EN3 4RH**

**Offers In Excess Of £500,000**

A three bedroom extended semi detached property in need of modernisation. The property has potential to further extended STPP. Benefiting from a two reception rooms, ground floor wet room, first floor bathroom and much more. Call now to view!

Offered chain free



**Door to**

**Hallway**

**Reception One**

22'0 x 11'6 narrowing to 9'10 into alcoves (6.71m x 3.51m narrowing to 3.00m into alcoves )

**Reception Two**

13'1 x 9'0 (3.99m x 2.74m)

**Ground Floor Shower Room**

**Kitchen**

6'11 x 6'9 (2.11m x 2.06m)

**Lean to**

7'3 x 12'3 (2.21m x 3.73m)

**First Floor Landing**

**Bedroom One**

12'2 x 10'10 into fitted wardrobe (3.71m x 3.30m into fitted wardrobe)

**Bedroom Two**

10'10 x 10'1 into fitted wardrobe (3.30m x 3.07m into fitted wardrobe)

**Bedroom Three**

6'9 x 6'0 (2.06m x 1.83m)

**Bathroom**

**Front Garden**

**Rear Garden**

**Reference**

CH6557/PL/20052025 - Enfield Estate Agent

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 	

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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	



**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot confirm 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.

