



## GARNAULT ROAD, EN1 4TR



**£400,000 Leasehold**

- CHAIN FREE
- LOUNGE WITH FRENCH DOORS TO GARDEN
- MODERN KITCHEN
- PRIVATE GARDEN
- STUNNIGLY REFURBISHED
- 2 BEDROOMS
- STUNNING BATHROOM
- GARAGE



Property Details

Welcome to this stunning ground floor maisonette, meticulously refurbished by the current owners to an exceptional standard. Offering two generously-sized bedrooms, this property boasts a spacious lounge complete with French doors that open onto a private rear garden, creating the perfect setting for indoor-outdoor living. The sleek, modern kitchen is well-equipped with contemporary fittings and ample storage, while a bright and airy family bathroom complements the home’s stylish décor. Outside, the private rear garden is thoughtfully designed for both relaxation and entertaining. A patio area offers plenty of space for outdoor seating or summer barbecues, while the remainder has been astro turfed for low-maintenance living. Further benefiting from a garage en bloc, this charming home truly caters to every lifestyle need.

Situated in a popular residential area, you’ll find excellent transport links close by, with easy access to train stations and bus routes, making commuting to the city or surrounding areas a breeze. Families will appreciate the proximity to highly regarded local schools, providing a range of educational options for children of all ages. For those seeking a peaceful retreat or a taste of local heritage, the historic Forty Hall is only a short distance away, where you can explore acres of beautiful parkland, scenic walks, and a captivating 17th-century manor house.

This outstanding maisonette successfully combines modern living with convenient access to amenities and green spaces, making it an ideal choice for professionals, young families, or anyone looking to settle in a welcoming community. Don’t miss the opportunity to make this immaculate property your next home.



Approximate Gross Internal Area 736 sq ft - 68 sq m

Ground Floor Area 634 sq ft – 59 sq m

Garage Area 102 sq ft – 9 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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

