

CANNING SQUARE

Enfield EN1 4BH



MODERN TERRACED HOUSE

TWO DOUBLE BEDROOMS

OPEN PLAN LIVING-DINING & KITCHEN SPACE

FIRST FLOOR FAMILY BATHROOM & DOWNSTAIRS CLOAKROOM

GOOD SIZED GARDEN WITH PATIO & LAWN AREA

FRONT OFF STREET PARKING

MOTORWAY AND TRANSPORT LINKS ARE CLOSE BY

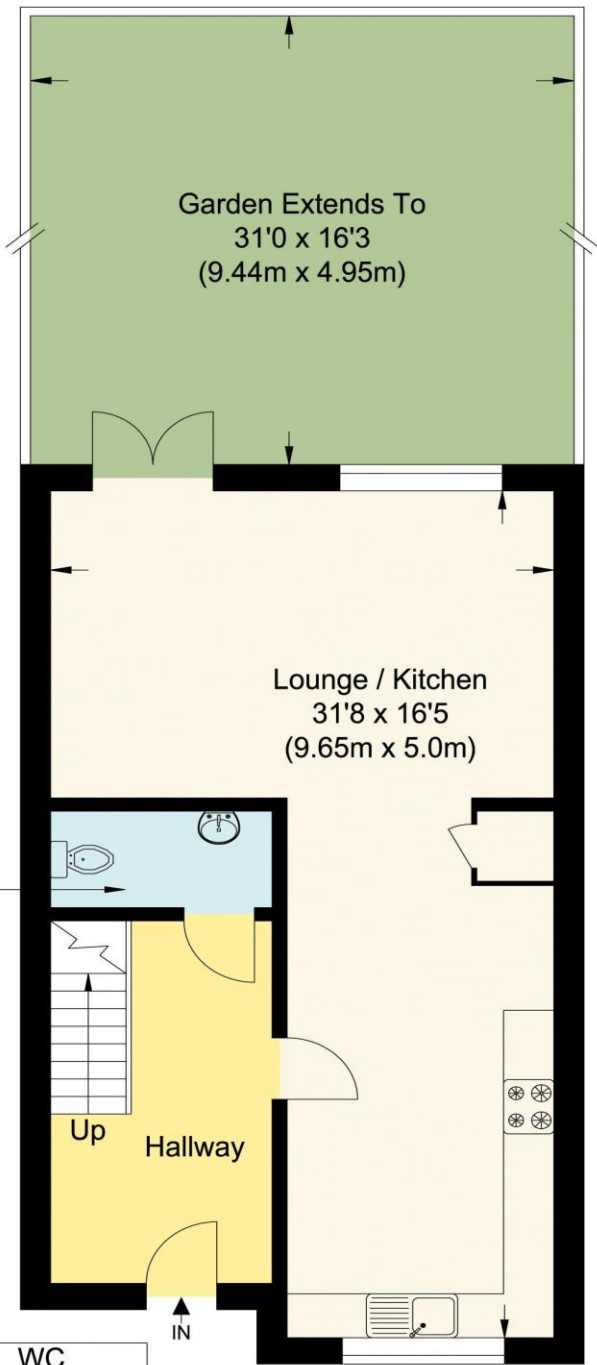
WITHIN EASY REACH OF SHOPS, SCHOOLS AND LEISURE FACILITIES

£450,000

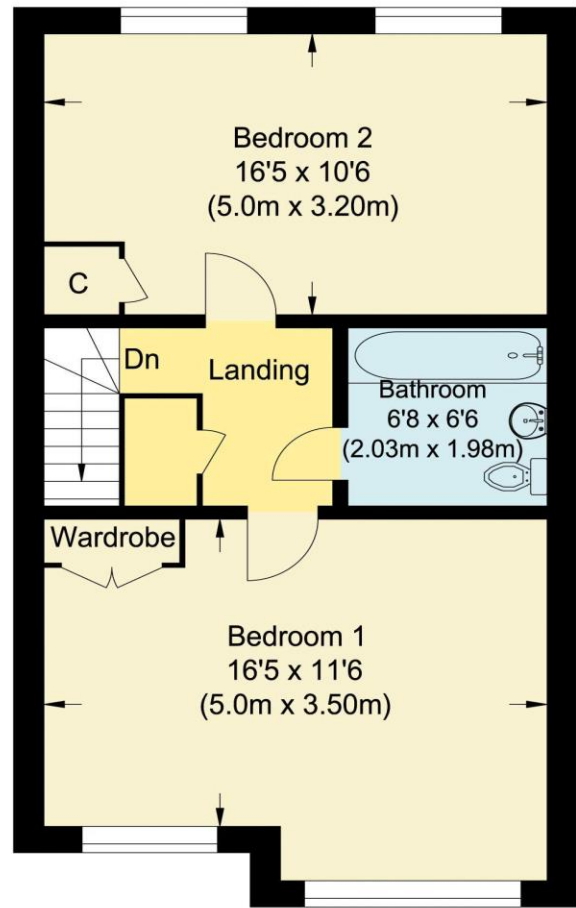
FREEHOLD

James Hayward have pleasure in presenting, this modern two double bedroom terraced home, complemented by a good sized rear garden and front off-street parking. The property is situated in a quiet location within easy reach of the A10/M25 motorways, bus routes, Lloyds Leisure centre, Enfield Town and retail parks; Forty Hall Historic estate is also close by as are schools for all ages. This very attractive and modish property offers good sized open living space, lots of natural light and benefits from a downstairs cloakroom. Council Tax Band: E





Ground Floor



First Floor



Canning Square

Approximate Gross Internal Floor Area : 93.60 sq m / 1007.50 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

25, Canning Square ENFIELD EN1 4BH	Energy rating B	Valid until: 20 October 2025 Certificate number: 8897-6993-5939-3627-0053
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Property type
Mid-terrace house

Total floor area
89 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Score	Energy rating	Current	Potential
92+	A		
81-91	B	88 B	89 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

Breakdown of property's energy performance

Features in this property

Features get a rating from very good to very poor, based on how energy efficient they are. Ratings are not based on how well features work or their condition.

Assumed ratings are based on the property's age and type. They are used for features the assessor could not inspect.

Feature	Description	Rating
Walls	Average thermal transmittance 0.18 W/m ² K	Very good

<https://find-energy-certificate.service.gov.uk/energy-certificate/8897-6993-5939-3627-0053>

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Viewing: Strictly by appointment via owner's Agent

James Hayward on 020 8367 4000

THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000