



Canning Square | | Enfield | EN1 4BH

Asking Price £450,000



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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.

- 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



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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 Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

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