



Morley Hill | | Enfield | EN2 0BG

Asking Price £625,000



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James Hayward are delighted to have the opportunity to sell this four bedroom semi-detached home, in a prime location. The property is arranged over three floors, which offers functional, comfortable and versatile living space and is complemented by a good sized garden, with a brick built outbuilding for storage and side access. Location wise, this home is perfectly situated, walking distance from local shops & amenities in Lancaster Road, Gordon Hill main line station, schools for all ages and green spaces; Enfield Town, motorway links, sports & leisure facilities are also within easy reach. Offered Chain free.

- FOUR BEDROOM SEMI DETACHED FAMILY HOME - CHAIN FREE
- GOOD SIZED KITCHEN-DINING ROOM
- GROUND FLOOR SHOWER/WC & SEPARATE UTILITY AREA
- BRICK BUILT OUTBUILDING FOR STORAGE
- WITHIN EASY REACH OF ENFIELD TOWN, SPORTS & LEISURE FACILITIES
- TWO GOOD SIZED RECEPTION ROOMS
- FIRST FLOOR FAMILY BATHROOM
- GOOD SIZED REAR GARDEN WITH SIDE ACCESS
- CLOSE TO TRANSPORT LINKS, SCHOOLS, SHOPS & GREEN SPACES
- MOTORWAY LINKS INCLUDING A10 & M25 ARE NEARBY



**Morley Hill**  
 Approximate Gross Internal Floor Area : 128.30 sq m / 1381.01 sq ft  
 (Excluding Shed)  
 Shed Area : 14.30 sq m / 153.92 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

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

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