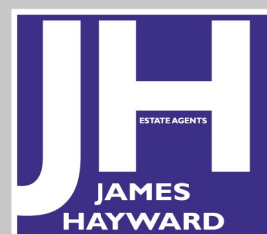




## Flat 2

31, Waverley Road | | Enfield | EN2 7BP

Asking Price £400,000



## Key features

- GROUND FLOOR FLAT WITH LONG LEASE
- TWO DOUBLE BEDROOMS
- RECEPTION-DINING ROOM
- FITTED KITCHEN
- THREE PIECE BATHROOM SUITE
- EN-SUITE SHOWER & FITTED WARDROBES TO PRIMARY BEDROOM
- COMMUNAL GARDENS AND PARKING
- WITHIN EASY REACH OF ENFIELD CHASE STATION AND TOWN CENTRE
- CLOSE TO ENFIELD GOLF COURSE
- SOME WORK REQUIRED

## Description

James Hayward are pleased to offer a ground floor flat in the ever desirable Waverley Road, which offers a delightful living space for those seeking comfort and convenience. Some updating is required.

With a spacious reception-dining room, two double bedrooms, including an en-suite bathroom, this flat provides ample space for a small family or professionals looking for a comfortable living arrangement. The communal grounds and parking area add to the appeal of this property, offering a sense of community and convenience.

Situated within easy reach of shops, transport links and the prestigious Enfield Golf course, this flat provides the perfect balance between urban amenities and recreational activities. Whether you're looking to unwind with a game of golf at the weekends, or pop into Enfield Town, which offers an abundance of amenities, this property caters to a variety of lifestyles.

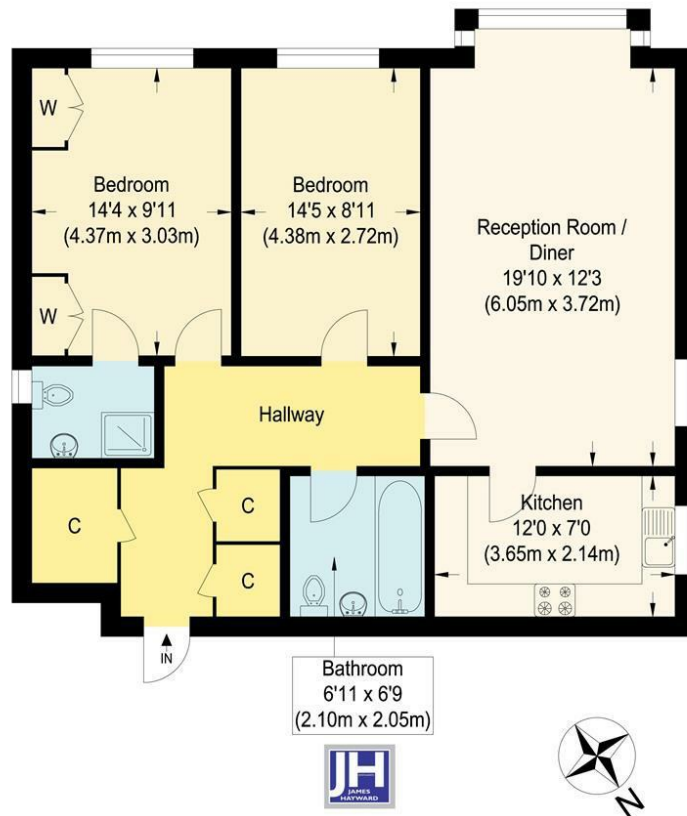
Don't miss out on the opportunity to make this flat your new home. Contact us today to arrange a viewing and experience the charm of Waverley Road living in Enfield.

## Directions



A good sized two double bedroom, ground floor apartment with communal parking & gardens; Ideally situated within easy reach of Enfield Town, Enfield Chase main line station and the prestigious Enfield Golf Course.

# Floor plans



**Ground Floor**

**Willowside Court, EN2**

Approximate Gross Internal Floor Area : 82.20 sq m / 884.79 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) <b>A</b>		
(81-91) <b>B</b>		<b>77</b>
(69-80) <b>C</b>	<b>63</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 2002/91/EC	



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