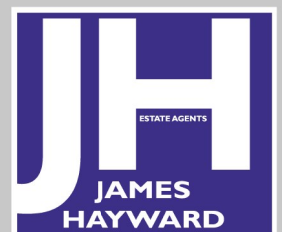




Southbury Road | | Enfield | EN1 1YB

Asking Price £389,995



## Key features

- GROUND FLOOR CONVERSION
- TWO GOOD SIZED BEDROOMS
- BRIGHT & AIRY RECEPTION-DINING ROOM
- LARGE MODERN FITTED KITCHEN
- THREE PIECE BATHROOM SUITE
- MEDITERRANEAN INSPIRED GARDEN WITH DECKED AREA & PERGOLA
- DIRECT ACCESS TO GARDEN FROM KITCHEN & PRIMARY BEDROOM
- SHORT WALK FROM ENFIELD TOWN CENTRE & STATION
- CLOSE TO LEISURE FACILITIES & MOTORWAY LINKS
- GAS CENTRAL HEATING & DOUBLE GLAZED

## Description

James Hayward are delighted to offer, this very appealing ground floor flat that offers good sized modern living space.. This beautifully presented property boasts a spacious modern kitchen that seamlessly flows into a Mediterranean-style garden, complete with a decked seating area and pergola - perfect for enjoying the outdoors.

With 667 sq ft of living space, this flat features a reception-dining room, two good-sized bedrooms, modern fitted kitchen and a bathroom. The bright and airy primary bedroom also benefits from French doors that lead out to the well maintained garden, creating a serene and light-filled space.

Conveniently located just a short stroll away from Enfield Town centre and the main line station, this property offers both tranquillity and accessibility. Whether you're looking for a peaceful retreat or a vibrant urban lifestyle, this flat caters to all. Motorway links, leisure facilities and schools for all ages are also close by.

Don't miss the opportunity to make this charming ground floor conversion your new home sweet home in Enfield.

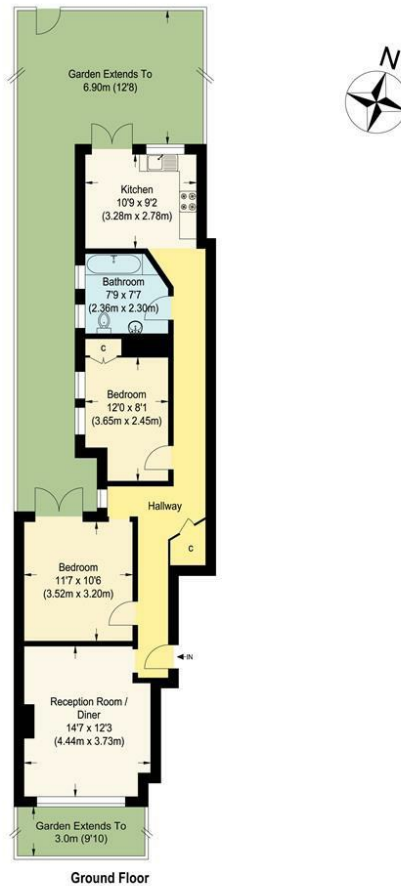
## Directions



A beautifully presented, two bedroom, ground floor converted flat, with a mediterranean inspired garden, ideally located just a short walk from Enfield Town Centre and main line station. Leisure facilities and motorway links are also within easy reach.



# Floor plans



## Southbury Road, EN1

Approximate Gross Internal Floor Area : 70.10 sq m / 754.55 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>67</b>	<b>76</b>
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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