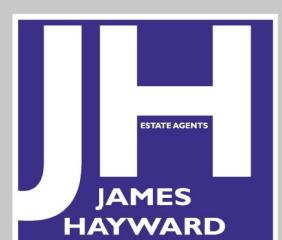




Myddelton Avenue | | Enfield | EN1 4AF

Asking Price £330,000



Key features

- CHAIN FREE - GROUND FLOOR MAISONETTE
- TWO GOOD SIZED BEDROOMS (ONE DOUBLE & ONE SINGLE)
- BRIGHT & AIRY RECEPTION-DINING ROOM
- MODERN FITTED KITCHEN WITH AMPLE STORAGE
- THREE PIECE BATHROOM SUITE
- DIRECT ACCESS TO OWN GARDEN
- NEW 125 YEAR LEASE
- CLOSE TO EVERYDAY AMENITIES
- WITHIN EASY REACH OF TRANSPORT & MOTORWAY LINKS
- SHORT WALK FROM SPORTS & LEISURE FACILITIES & GREEN SPACES

Description

Welcome to this charming ground floor maisonette located on Myddelton Avenue in Enfield. Spanning an impressive 578.6 square feet, this delightful property offers a perfect blend of comfort and modern living and is offered Chain Free.

As you enter, you are greeted by a spacious entrance hall with storage area, which leads into all rooms including reception-dining room that provides an inviting space for relaxation and entertaining. The maisonette features two well-proportioned bedrooms, including a generous double room and a cosy single room, making it ideal for small families, couples, or individuals seeking extra space for a home office or guest room.

The modern fitted kitchen has ample storage space and direct access to your own outside space.. There is also a three-piece bathroom suite, designed for both functionality and comfort.

One of the standout features of this maisonette is your own garden, providing a private outdoor space for you to enjoy. Whether you wish to cultivate the area, host summer barbecues, or simply unwind in the fresh air, this garden is a wonderful addition to your home.

With a new lease of 125 years, this property not only offers a comfortable living space but also peace of mind for the future. Located in a desirable area of Enfield, you will benefit from convenient access to local amenities, transport links, and green spaces.

This maisonette is a fantastic opportunity for anyone looking to settle in a vibrant community while enjoying the comforts of modern living. Do not miss the chance to make this lovely property your new home.

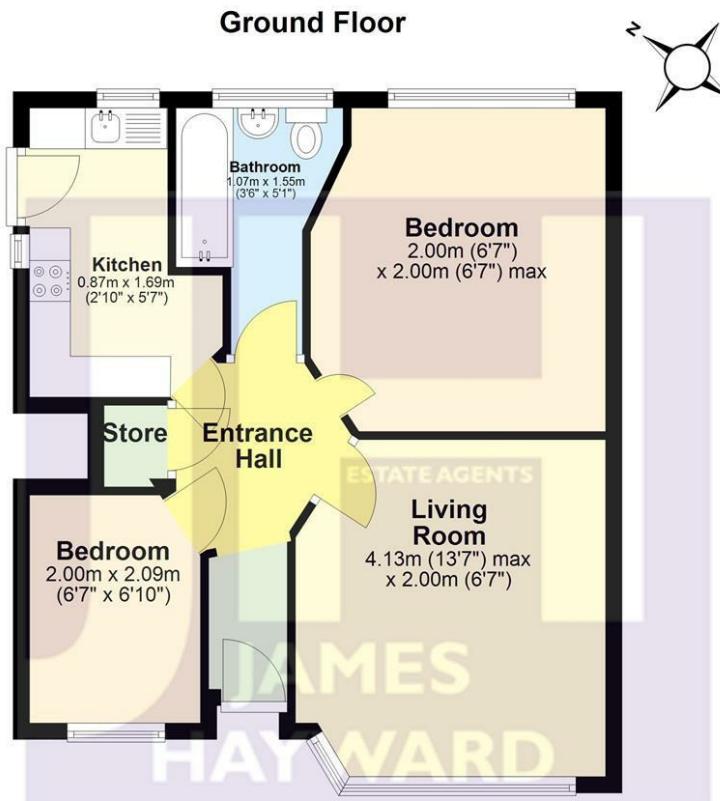


Directions

A delightful, two bedroom, ground floor maisonette benefitting from a long lease and own garden. The property is situated within easy reach of transport & motorway links, green spaces (including the historic Forty Hall) and everyday amenities; Enfield Town, Retail Parks, sports & leisure facilities are also close by. The property provides good sized and well maintained living accommodation and Viewing is highly recommended.



Floor plans



Total area: approx. 53.8 sq. metres (578.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	73	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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