



**Ena Road**

**£700,000**

*Introducing this charming 4-bedroom family home located in one of the most sought-after areas, bordering the ever popular Pollards Hill. As you step inside, you'll be greeted by a spacious entrance hall, setting the tone for the entire property. The south-east facing garden promises ample sunlight throughout the day, creating a serene outdoor space to relax and entertain. With a garage included, parking will never be an issue. Inside, the kitchen with a separate dining area offers a delightful space. Additionally, there are two reception rooms providing versatile living spaces to suit your needs plus a garage. Don't miss the opportunity to make this house your home in this desirable location. Contact us now to arrange a viewing!*

*EPC Rating D*

*Council tax band E*



# Ena Road

Entrance hall

Dining area 10'2" x 9'2" (3.1 x 2.8)



Reception 1 16'0" x 13'5" (4.9 x 4.1)

Kitchen 8'10" x 7'10" (2.7 x 2.4)



Reception 2 13'5" x 13'5" (4.1 x 4.1)

Landing





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**Bedroom 1 16'4" x 11'9" (5 x 3.6)**



**Bedroom 4 8'10" x 8'2" (2.7 x 2.5)**



**Bedroom 2 13'5" x 11'9" (4.1 x 3.6)**



**Bathroom**



**Bedroom 3 9'10" x 9'2" (3 x 2.8)**



**Garden 39'4" x 21'7" (12 x 6.6)**



# Ena Road

Rear of property



Buying Guide







TOTAL FLOOR AREA : 1344 sq.ft. (124.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>86</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>58</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	

