

Manor Road, Enfield, EN2 0AW



welcome to

Manor Road, Enfield

A superb late Victorian house in this most sought after cul-de-sac, just off Chase Side with its local shops and restaurants. Enfield Town multiple shopping centre and both Enfield Town (Liverpool Street Line) and Enfield Chase (Moorgate Line) Rail Stations are within walking distance. Good schools are also close at hand.

Features include:-







Entrance Hall

Laminate floor, radiator.

Lounge / Dining Room

24' 2" x 11' (7.37m x 3.35m)

Laminate floor, open fireplace with mantel surround, two radiators, bay window.

Kitchen

12' 1" x 8' (3.68m x 2.44m)

Comprehensively fitted comprising base units with worktops, one and half bowl stainless steel sink unit, matching wall cabinets, deep understairs storage cupboard, plumbing for washing machine, fume extractor hood over cooker space, vinyl floor, radiator, wall mounted gas central heating boiler.

First Floor

Landing

Fitted carpet, access to loft via built-in ladder, radiator, double airing cupboard housing hot water tank.

Bedroom One

14' x 11' (4.27m x 3.35m) Laminate floor, radiator.

Bedroom Two

11' 1" x 8' 3" (3.38m x 2.51m) Laminate floor, radiator.

Bedroom Three

6' 1" x 5' 6" (1.85m x 1.68m) At present used as a study. Laminate floor, radiator.

Bathroom / WC

Panelled bath with separate shower control, shower screen, pedestal wash hand basin with cupboard under, low flush WC (white suite), ceramic tiled floor, part tiled walls, heated towel rail.

Outside

Rear Garden

Small easily maintained rear garden with composite decking, outside water tap.





















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Manor Road, Enfield

- Spacious Attractive Lounge / Dining Room
- Good Sized Fitted Kitchen
- Three Bedrooms (Two Doubles)
- Upstairs Bathroom
- Small Rear Garden

Tenure: Freehold EPC Rating: D

£550,000



Please note the marker reflects the postcode not the actual property

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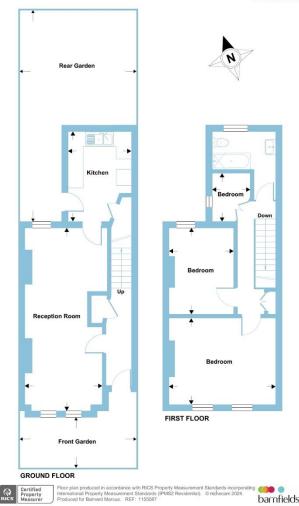
Property Ref: ENF103804 - 0002 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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Approximate Area = 856 sq ft / 79.5 sq m

For identification only - Not to scale





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