



Lea Road, Enfield, EN2 0LE

welcome to
Lea Road, ENFIELD

Delightful Victorian purpose built maisonette situated in this quiet residential location, just minutes from local shops, schools, parks and within easy access of both Enfield Town with its multiple shopping facilities, greenbelt countryside and Gordon Hill Rail Station (Moorgate Line).

The well-appointed property has been modernised and maintained to a high standard by the current vendors and has many pleasing features.



First Floor Landing

Accessed via own front door at street level with staircase to first floor landing. Fitted carpet, access to fully boarded loft (possible conversion - subject to relevant permissions).

Lounge

10' 11" x 9' 5" (3.33m x 2.87m)

Fitted carpet, attractive cast iron fireplace with tiled hearth, sash window to rear, double radiator, sunken spotlights to ceiling, open to dining area / breakfast area.

Dining / Breakfast Area

8' 4" x 6' 1" (2.54m x 1.85m)

Bamboo floor, double radiator, door to bathroom and kitchen.

Kitchen

Comprises a range of gloss white base, wall and display cupboards with single bowl stainless steel sink and drainer inset to wooden worksurface with tiled splashback, gas hob with chrome splashback and extractor fan over, plumbing for washing machine and dish washer, wall mounted gas central heating boiler, integrated electric oven and grill, space for fridge-freezer.



Bedroom One

11' 8" x 8' 11" (3.56m x 2.72m)

Fitted carpet, double radiator.

Bedroom Two

7' 3" x 6' 5" (2.21m x 1.96m)

Fitted carpet, double radiator.

Bathroom

The bathroom has been completely remodelled by the current vendors to a high standard and comprises a vanity basin, low flush WC, square plunge bath with mixer tap and shower over, glass shower screen, heated towel rail, frosted window to side, fully tiled walls and floor.



Outside

The property benefits from the ownership of the small front garden with brick retaining wall.



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- Two Reception Areas
- Own Loft Ideal For Storage
- Long Lease (120 Years Remaining)
- Completely New Roof
- Own Front Door

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Mar 2019. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£325,000



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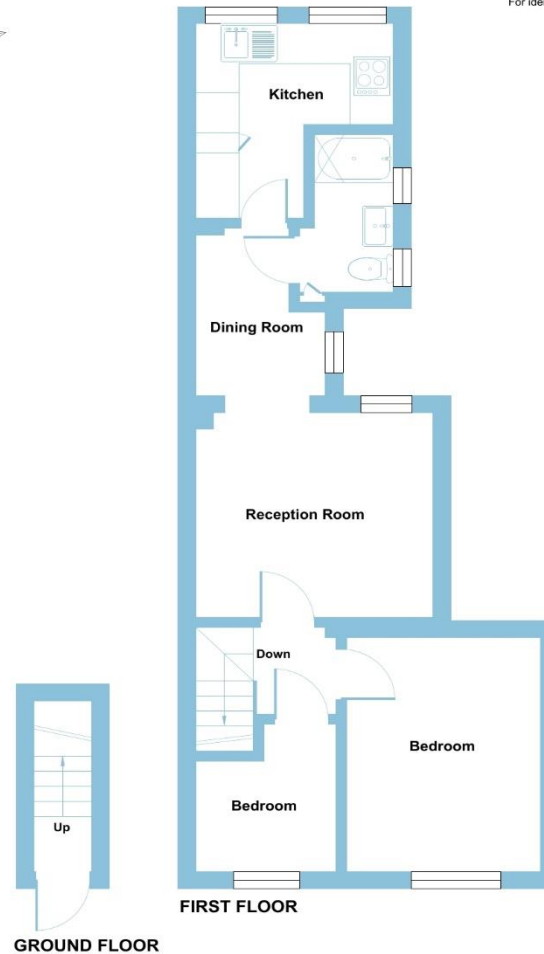
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Approximate Area = 491 sq ft / 45.6 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2024. Produced for Barnard Marcus. REF: 1191608



Please note the marker reflects the postcode not the actual property



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