



# 91 Ashcombe House

Exeter Road, Enfield, EN3 7TP

## Auction Guide £145,000

Being sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £160,000

Cottage Fields are delighted to introduce this immaculate flat situated in a highly sought-after location, offering the perfect space for a first home or investment property. Recently renovated to a high standard, this property is a true gem, exuding elegance and charm.

As you enter the flat, you will immediately be struck by the natural light that floods the double bedroom, creating a bright and inviting atmosphere. The bedroom has also been newly refurbished, ensuring a modern and comfortable living space. The bathroom boasts a contemporary design with newly refurbished fittings and heated floors, providing a luxurious experience. The kitchen is a culinary enthusiast's dream with its modern appliances and wood-effect countertops, creating a stylish and functional space. The abundance of natural light enhances the ambiance and adds to the overall charm of the property.

The open-plan reception room offers versatility and allows for seamless entertaining and relaxation. The large windows allow for an abundance of natural light to flow through the room, highlighting its spaciousness. The reception room has been refurbished to a high standard, creating a stylish and inviting area, whilst also having a walk out balcony separate to the one in the kitchen.

Situated in a location with excellent public transport links, and within close proximity to nearby schools, local

- Immediate 'exchange' available
- Underfloor Heating
- Sold via Secure Sale
- Double Glazing throughout
- Lift to flat
- Modern Kitchen
- Modern Bathroom
- Must be seen

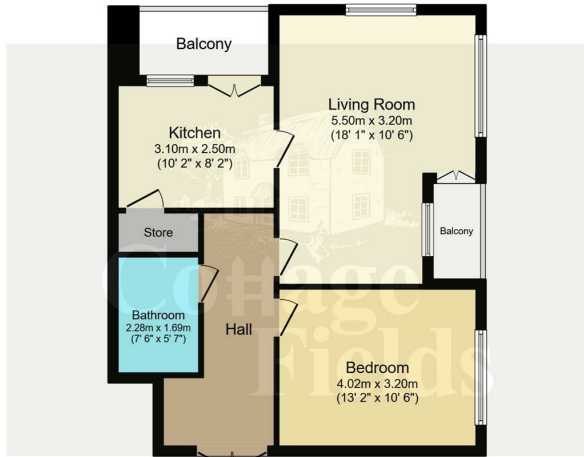
### Viewing

Please contact our Cottage Fields Office on 020 3621 8621 if you wish to arrange a viewing appointment for this property or require further information.





## Floor Plan

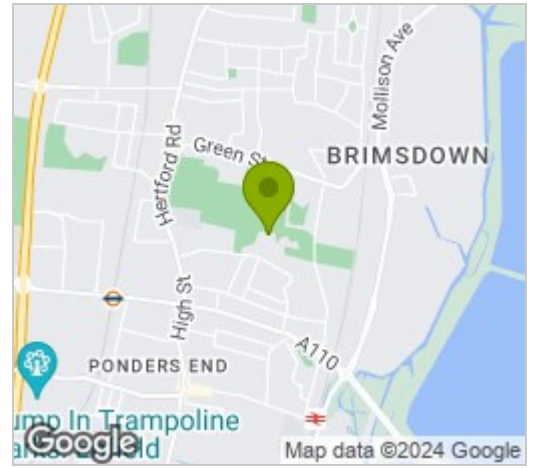


**Floor Plan**

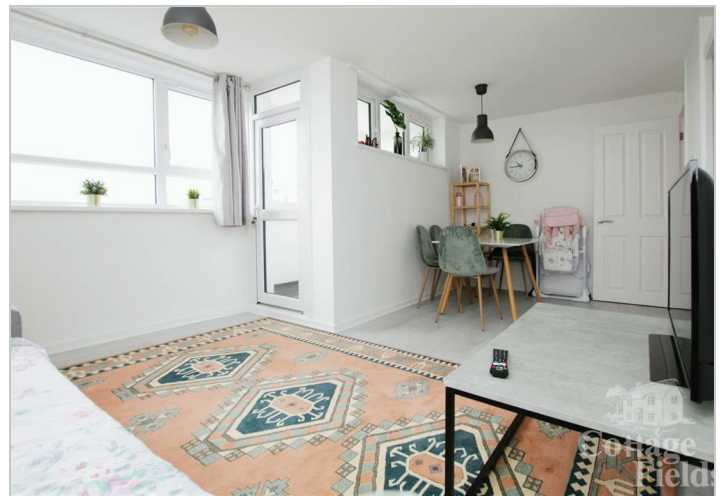
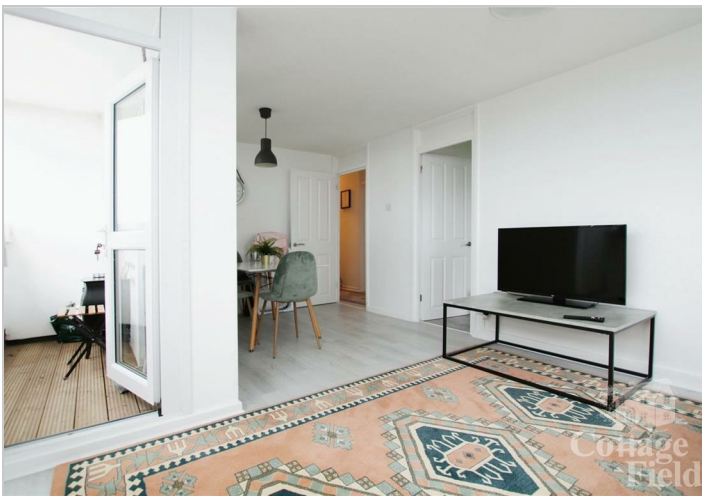
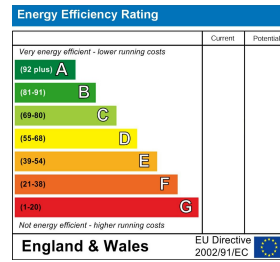
Total floor area 55.9 m<sup>2</sup> (602 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox

## Area Map



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

135 Lancaster Road, Enfield, EN2 0JN

Tel: 020 3621 8621 Email: sales@cottagefields.co.uk