

Great Cambridge Road, Enfield, EN1 1SG



£285,000

****CASH BUYERS ONLY-73 YEAR LEASE TERM REMAINING****

Kings Group-Enfield Town are pleased to present this SPACIOUS TWO BEDROOM CHAIN FREE GROUND FLOOR MAISONETTE which provides easy access to transport links including Southbury Station(0.4 miles) and Bush Hill Park Station(0.5 miles). Additionally local shops and amenities are within close proximity including Enfield Retail Parks.

The property comprises living room, fitted kitchen/diner, two bedrooms, shower room, conservatory, own private rear garden and off street parking.

Living Room

13'6 x 11'2 (4.11m x 3.40m)

Kitchen/Diner

10'10 x 10'1 (3.30m x 3.07m)

Bedroom 1

11'9 x 9'9 (3.58m x 2.97m)

Bedroom 2

9'6 x 8'6 (2.90m x 2.59m)

Shower Room

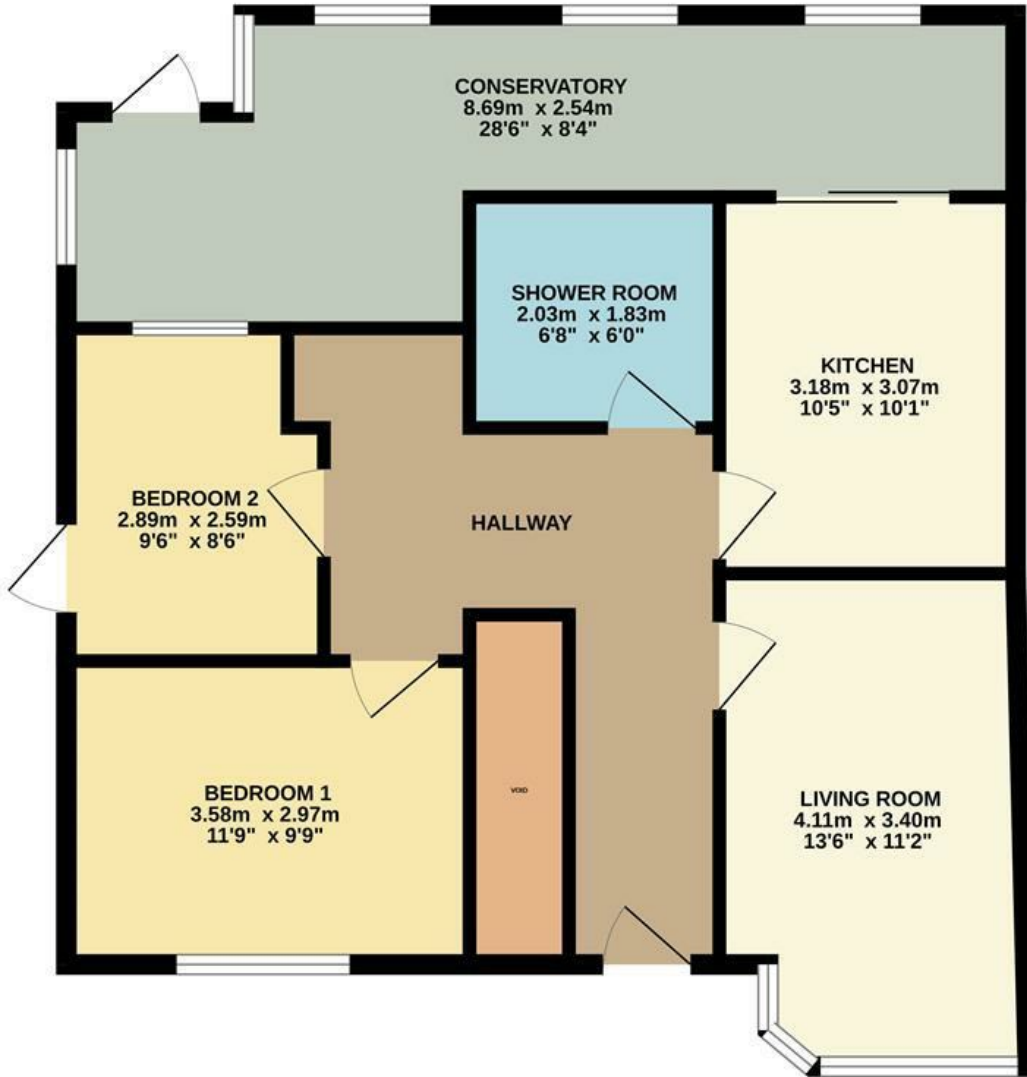
6'8 x 6'0 (2.03m x 1.83m)

Private West Facing Rear Garden

Mainly Paved, Rear Access, Brick Built Shed



GROUND FLOOR



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) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		56	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

