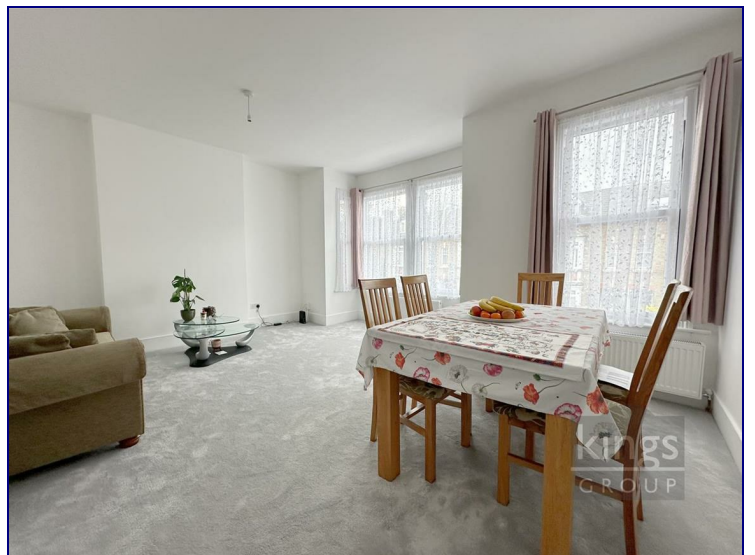


St. Andrews Road, Enfield, EN1 3UB



£475,000

Kings-Group Enfield Town are pleased to offer this CHAIN FREE TWO BEDROOM CONVERTED EDWARDIAN FIRST FLOOR CONVERTED FLAT is located within the heart of Enfield Town with its range of independent shops and some of the larger chains, the town also has its own Mainline station with fast links into the heart of the City. It is conveniently situated for many local bus routes taking you to the surrounding areas. Just a short drive and you can be in open countryside or reach the A10 / M25 offering fast road links in the area. The accommodation benefits from two bedrooms, lounge, fitted kitchen. It is also within the catchment area of some of the areas sought after schools. Call today to avoid disappointment.

Entrance

Landing

Split level landing, carpeted flooring, radiator, loft access.

Lounge

17'2 x 14'5 (5.23m x 4.39m)

Double glazed bay windows to the front aspect, radiator, power points, TV points, telephone point, carpeted flooring.

Kitchen

7'6 x 6'7 (2.29m x 2.01m)

Double glazed window to the side aspect, range of wall and base units with granite work tops, stainless steel sink unit, tiled splash backs, integrated gas hob and electric oven, extractor fan, space for fridge freezer, power points, tiled flooring.

Bedroom One

12'4 x 11'3 (3.76m x 3.43m)

Double glazed window to the rear aspect, radiator, power points, TV point, carpeted flooring.

Bedroom Two

11'8 x 11'2 (3.56m x 3.40m)

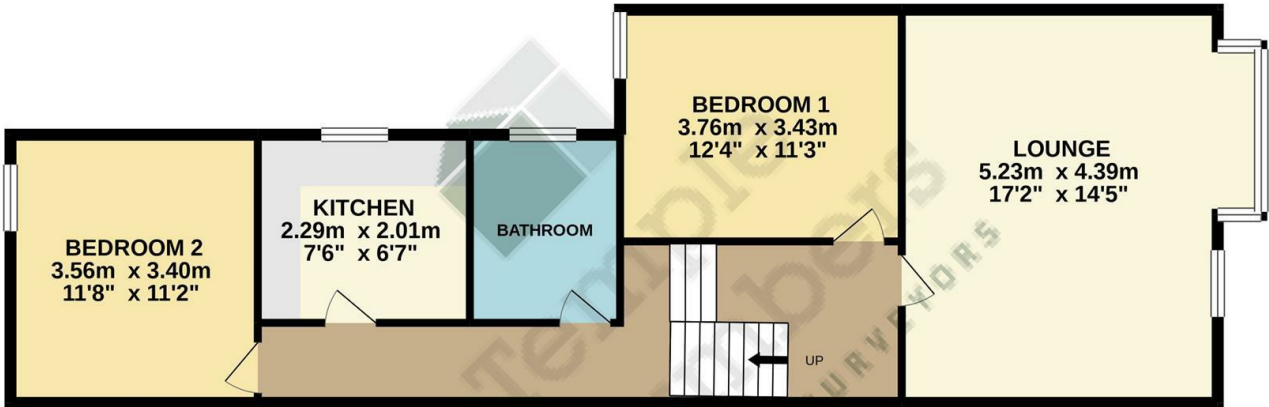
Double glazed window to the rear aspect, radiator, power points, TV points, carpeted flooring.

Bathroom

Paneled enclosed bath, low level W.C, pedestal wash basin, tiled walls, tiled flooring, radiator, cupboard housing the boiler, tiled flooring.



GROUND FLOOR 91.5 sq.m. (985 sq.ft.) approx.



TOTAL FLOOR AREA : 91.5 sq.m. (985 sq.ft.) 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) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(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			
(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		

