



Myddelton Avenue, EN1 4AQ
Enfield





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Kings Group-Enfield Town are delighted to offer this SHARE OF FREEHOLD TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE being offered for sale on a chain free basis. The property comprises two double bedrooms, a spacious living room, fitted kitchen, a three piece bathroom suite and benefits from its own private rear garden with side access. An added benefit to the property is no service charge. Within walking distance is the Forty Hall Estate which boasts an array of green spaces to enjoy. Furthermore the property provides easy access to the A10/M25/A406 which all provide good access to surrounding areas.

£360,000



- Chain Free
- Share Of Freehold
- Naturally Bright and Airy Living Room
- Three Piece Bathroom Suite
- No Service Charge

- Two Double Bedroom First Floor Maisonette
- Own Private Rear Garden
- Fitted Kitchen
- Loft Access
- Easy Access to the A10/M25

Hallway

Loft access, Smoke alarm

Living Room 14'4 x 11'2 (4.37m x 3.40m)

Double glazed bay window to the front aspect, Spotlights, Double radiator, Laminate flooring, Feature fireplace, Power points

Kitchen 12'6 x 8'5 (3.81m x 2.57m)

Double glazed windows to the side and rear aspect, Tiled flooring, A range of base and wall units with roll top work surfaces, Tiled splash backs, Space for cooker, Integrated chimney style extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Plumbing for dishwasher, Spotlights, Power points

Bathroom 10'8 x 4'9 (3.25m x 1.45m)

Double glazed opaque window to the rear aspect, Spotlights, Tiled walls, Heated towel rail, Tiled flooring, Panel enclosed bath with shower attachment, Wash basin with mixer tap and pedestal, Low level WC

Bedroom 1 13'4 x 11'3 (4.06m x 3.43m)

Double glazed window to the rear aspect, Coved ceiling, Double radiator, Laminate flooring, Power points

Bedroom 2 11'5 x 8'6 (3.48m x 2.59m)

Double glazed windows to the front aspect, Coved ceiling, Double radiator, Laminate flooring, Power points

Garden

Mainly laid to lawn with plant and shrub borders, Patio area, Wooden shed





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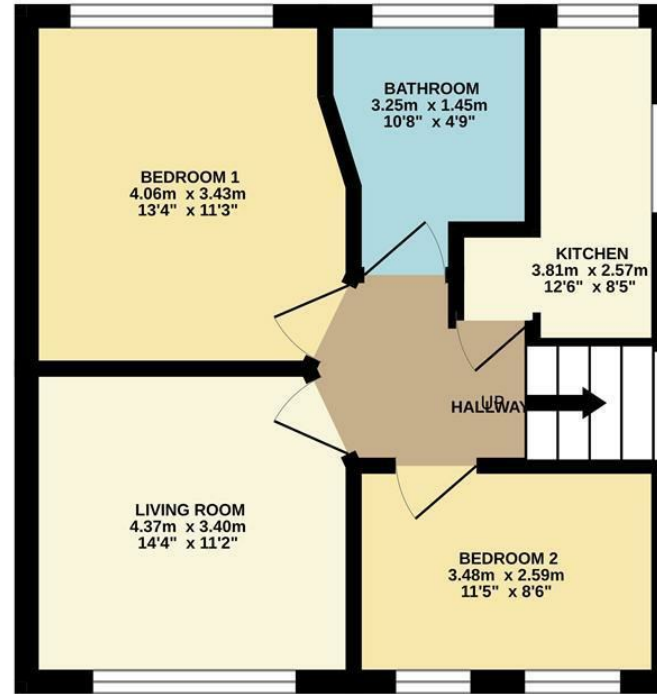
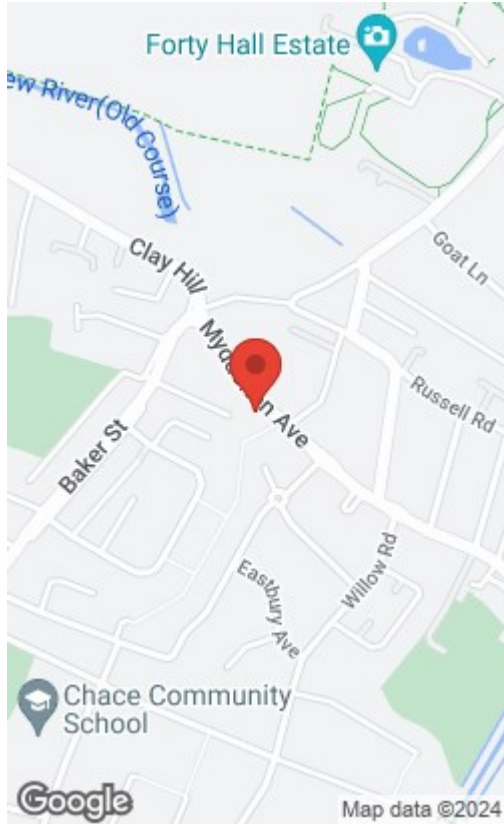


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FIRST FLOOR

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	67	73

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		



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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THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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