



Cedar Road, EN2 0PE
Enfield





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Positioned just moments away from the open green spaces of Hilly Fields Park is this well presented two double bedroom third floor flat, offering both space and convenience in equal measure.

This highly sought after location continues to remain popular due to its close proximity to a range of everyday amenities, including excellent transport links, shopping facilities, and dining options. Commuters will appreciate easy access to local bus services and Gordon Hill railway station, providing direct routes into Moorgate and Kings Cross, as well as northbound services towards Hertford.

Residents are also within easy reach of an array of restaurants, convenience retailers, and local shops situated along Chase Side and Lancaster Road, whilst Enfield Town Centre and the Retail Park are just a short drive away. Families will further benefit from falling within the catchment area of several highly regarded schools, including Wren Academy, St Michael's CofE Primary School and Lavender Hill Primary School.

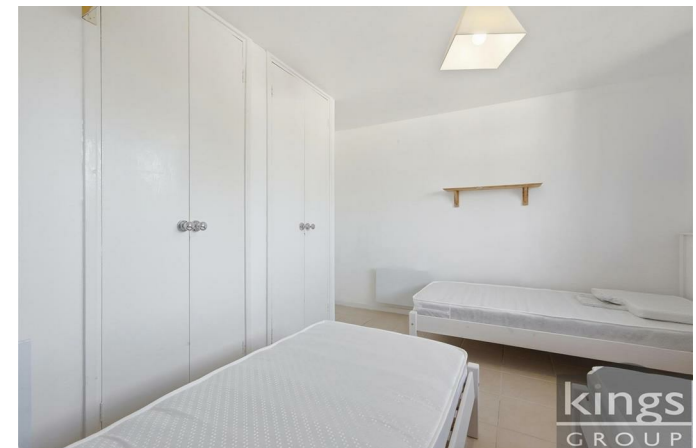
Situated on the third floor, this sizeable residence comprises a spacious living room with direct access onto a private balcony, a newly fitted kitchen offering ample worktop and cupboard space, two generously sized double bedrooms, and a bathroom with separate WC. The building itself further benefits from lift access, a secure entry phone system, and newly fitted front fire doors to each property.

Offered chain free, with ample residential parking available, this property presents an excellent opportunity for a range of buyers seeking a well connected and spacious home in a desirable location.

£240,000



- Chain Free
- Floor to Ceiling Double Glazed Sliding Doors Leading onto a Private Balcony
- A Newly Refurbished Kitchen with Plentiful Worktop Space and Cupboard Units
- Ample Residents and Visitors Parking Available
- Ideally Located Near Open Green Spaces such as Hilly Fields Park and the historic Forty Hall Estate
- An Impressive Two Double Bedroom Third Floor Flat Offering Spacious and Well Maintained Accommodation Throughout
- A Spacious Reception Room Filled with Natural Light, Further Enhancing the Sense of Space
- Lift Access & Security Entry Phone System
- Easy Access to Gordon Hill Railway Station with Direct Links to Moorgate, Kings Cross and Hertford
- Within Walking Distance of a Range of Dining Options, Shops and Convenience Retailers, Including Co-op Food and Sainsbury's Local

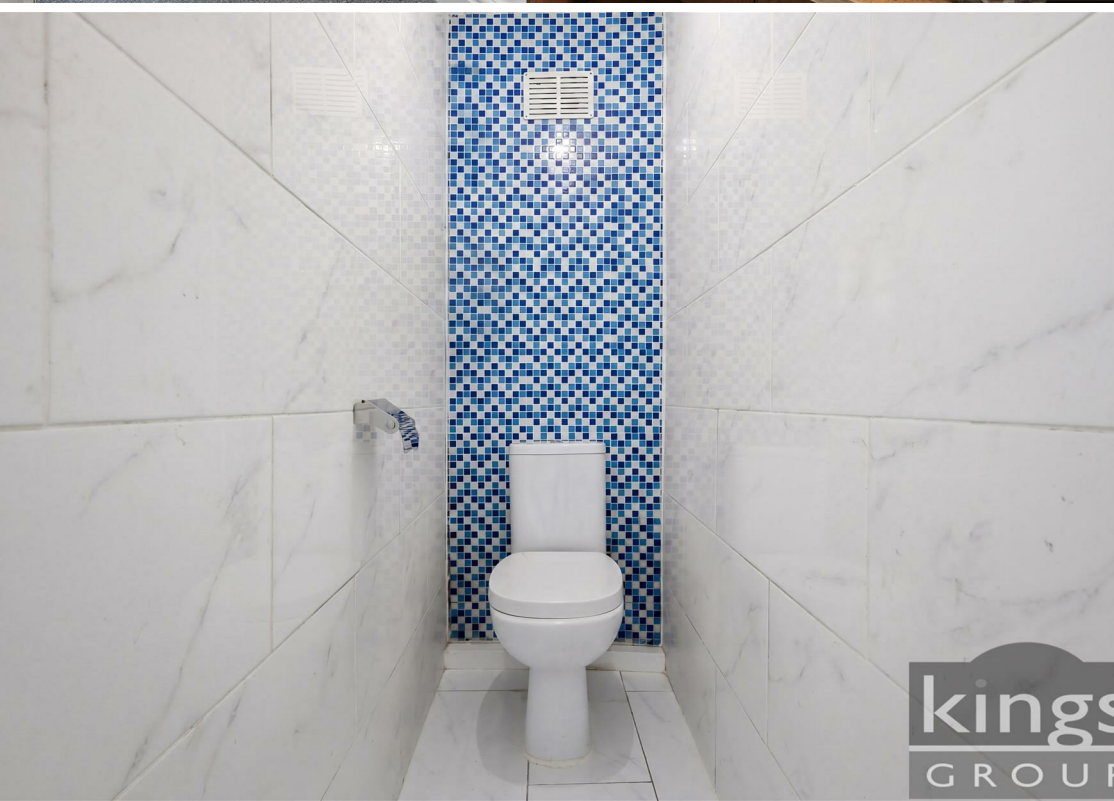




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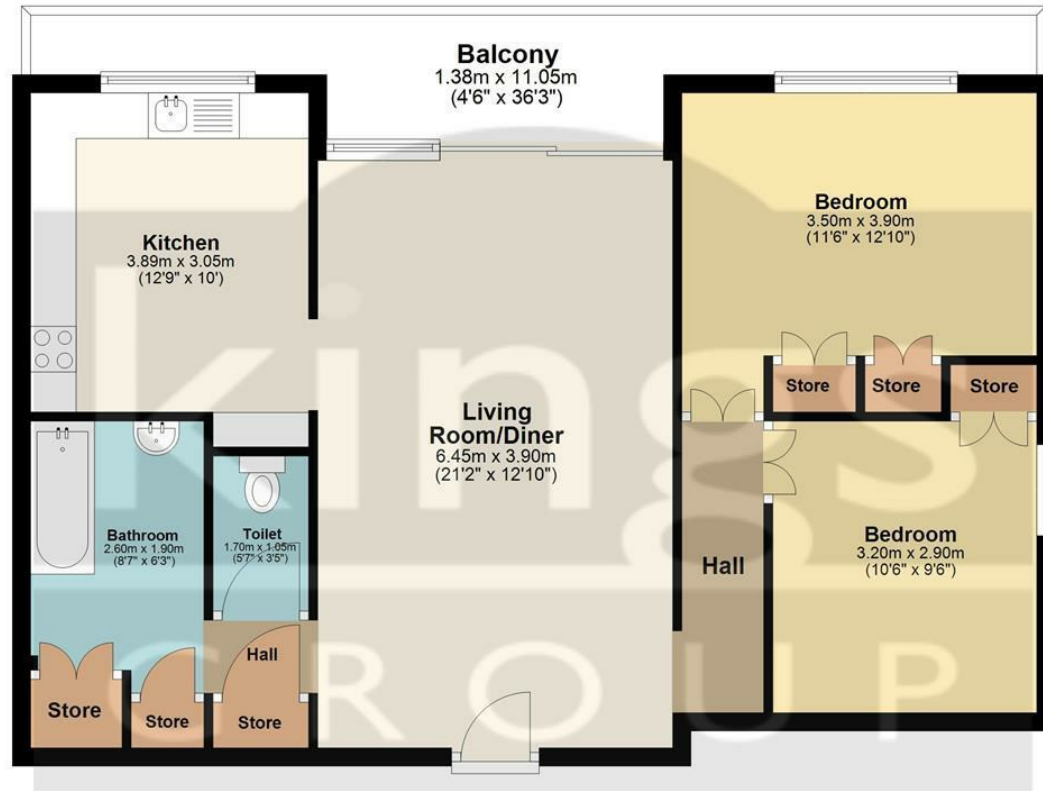
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| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-------------------------|---|-------------------------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally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



Third Floor
Approx. 74.2 sq. metres (798.5 sq. feet)
(excluding Balcony)



Total area: approx. 74.2 sq. metres (798.5 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp. □

Normandy House

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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