



£475,000 Asking Price
Nursery Close
Freehold
Enfield, EN3 5JZ

PROPERTY SUMMARY

A spacious 3 bedroom mid terraced family home ideally situated just off Addison Road, within easy reach of local shops, transport links and everyday amenities.

The property offers generous living accommodation and comprises a bright through lounge, an extended kitchen/diner, a ground floor shower room and WC, 3 well-proportioned bedrooms and a family bathroom on the first floor.

Further benefits include gas central heating, double glazing, off-street parking and a good sized rear garden with a brick-built shed to the rear.

Although the property would benefit from some modernisation, it offers excellent potential for improvement and further extension, subject to the necessary planning consents.

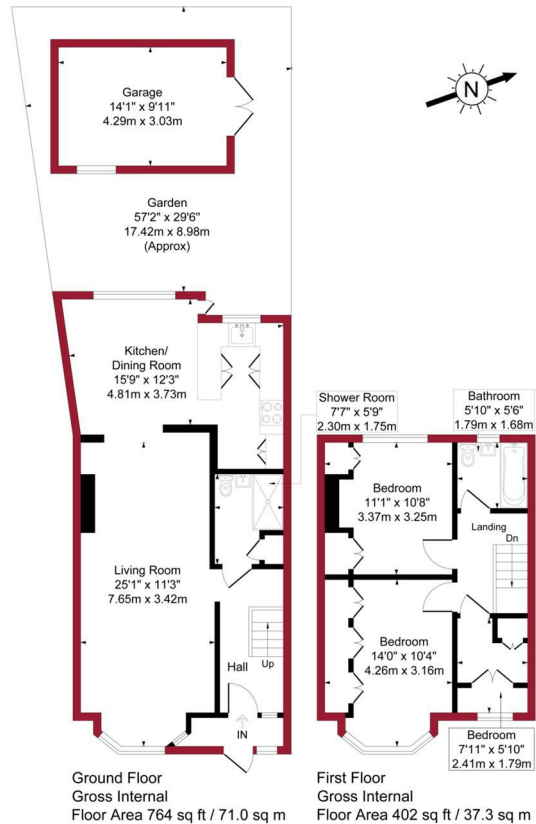
Being offered to the market chain free, this is an ideal opportunity for families, investors or buyers looking to create a home tailored to their own tastes and requirements.





Nursery Close, Enfield, EN3

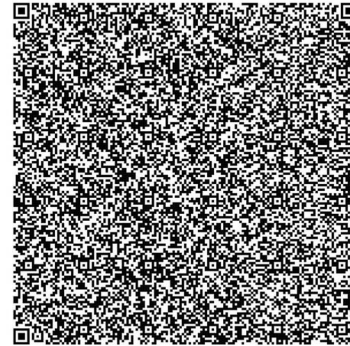
Approximate Gross Internal Area = 1166 sq ft / 108.3 sq m
(Including Garage)



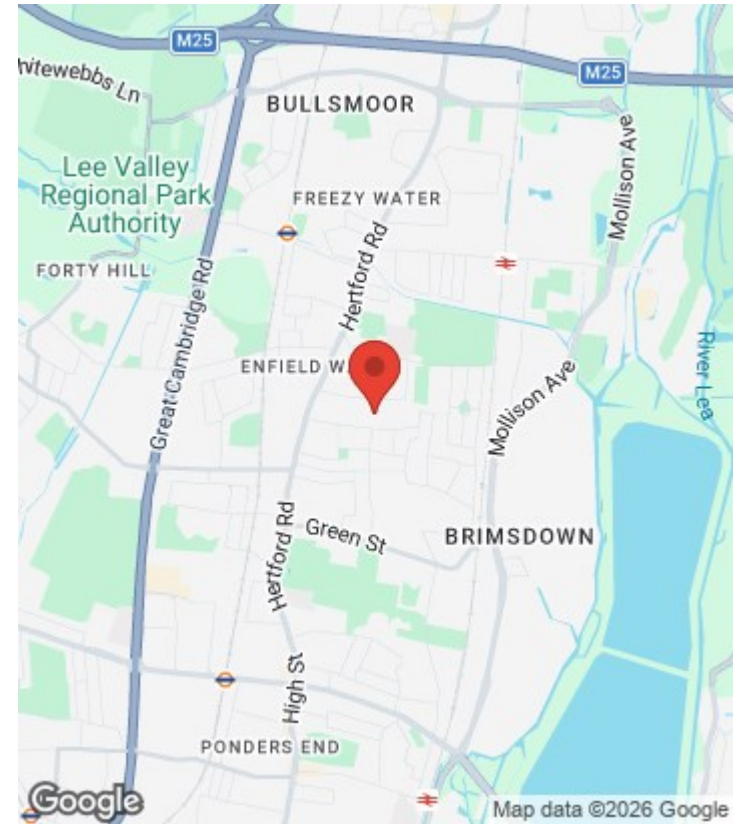
Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



For a guide to the area
please scan this code for
more information



SCAN ME



House

Freehold

Council: Enfield

Council Tax Band: D

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



OFFICE ADDRESS

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OFFICE DETAILS

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
A	(92-101)		
B	(81-91)		
C	(69-80)		
D	(55-68)		
E	(39-54)		
F	(21-38)		
G	(1-20)		
Not energy efficient - higher running costs			
England & Wales			
EU Directive 2002/91/EC			