



Leighton Road, Enfield, EN1 1XJ

welcome to

Leighton Road, Enfield

Rarely available ground floor Victorian conversion with extensive south facing rear garden situated just minutes from Bush Hill Park Rail Station (Weaver Line), shops and parks and within easy access of Enfield Town shopping centre, the A10 retail parks and the M25 Motorway.

The property benefits for a long lease and is in good condition throughout.





Entrance Hall

Wood effect floor, understairs storage.

Lounge

14' 6" into bay x 12' max (4.42m into bay x 3.66m max)
Wood effect floor, double radiator.

Bedroom

10' x 10' 1" max (3.05m x 3.07m max)
Fitted carpet, double radiator, coving to ceiling.

Shower Room / WC

Beautifully modernised in a modern suite comprising low flush WC with concealed cistern, vanity basin, double walk-in shower with screen, recessed vanity mirror and light, fully tiled walls, marble tiled floor, heated towel rail, spotlights to ceiling, extractor fan.

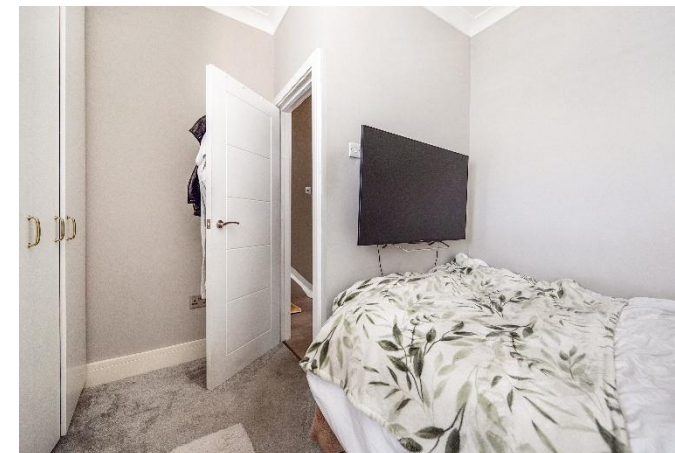
Kitchen / Conservatory

15' 4" x 9' 10" (4.67m x 3.00m)
Modern fitted in a range of dark blue base, wall and boiler cupboard with integrated electric oven and grill, hob with chrome splashback and extractor over, single bowl stainless steel sink and drainer with mixer tap, column radiator.

Outside

South Facing Rear Garden

Approximately 65' with decked and paved patio areas, pond with bridge, mature shrubs and bushes, large timber summerhouse.



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welcome to

Leighton Road, Enfield

- Long Lease
- 15' Kitchen / Conservatory
- Own South Facing Rear Garden
- Close Rail Station & Schools
- Beautifully Appointed Shower Room

Tenure: Leasehold EPC Rating: D

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 154 years from 29 Sep 2022. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

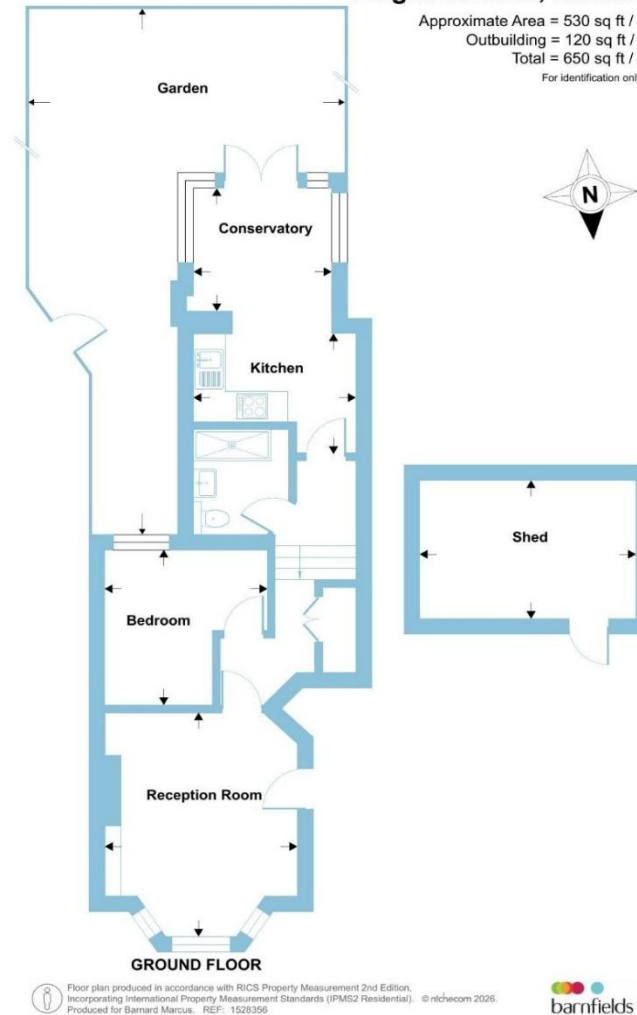
£325,000



Please note the marker reflects the postcode not the actual property

Leighton Road, Enfield, EN1

Approximate Area = 530 sq ft / 49.2 sq m
Outbuilding = 120 sq ft / 11.1 sq m
Total = 650 sq ft / 60.3 sq m
For identification only - Not to scale



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Property Ref:
ENF106204 - 0002

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