



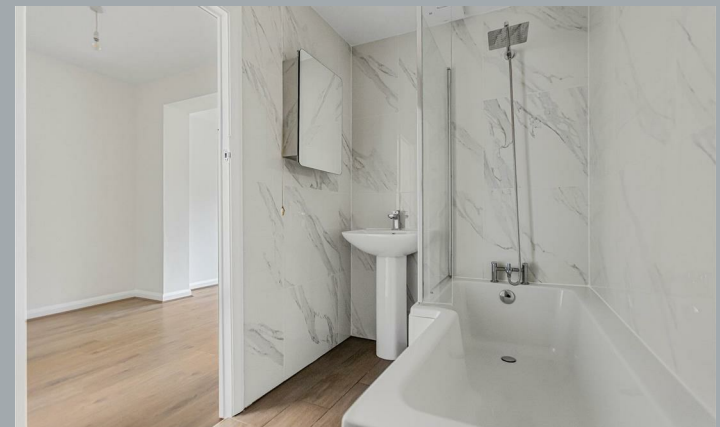
37, Balmoral Road, Enfield

EN3 6RQ

Offers In Excess Of £450,000



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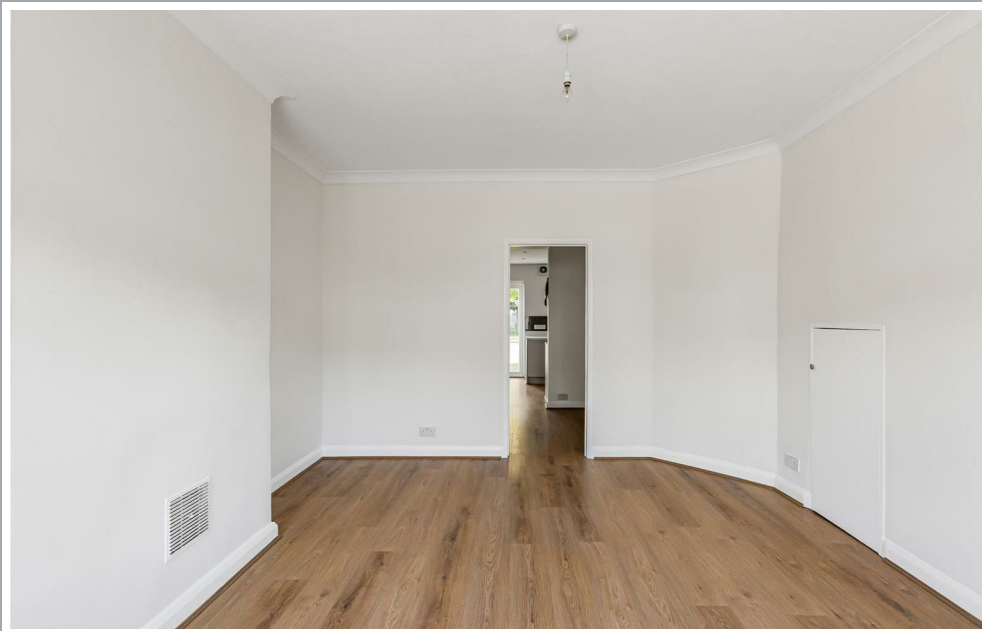
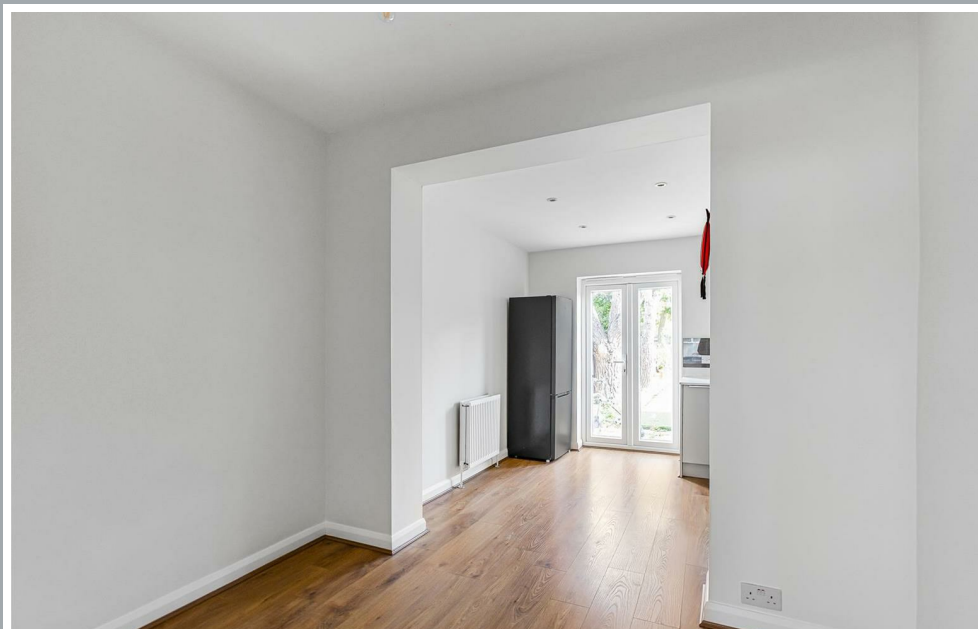
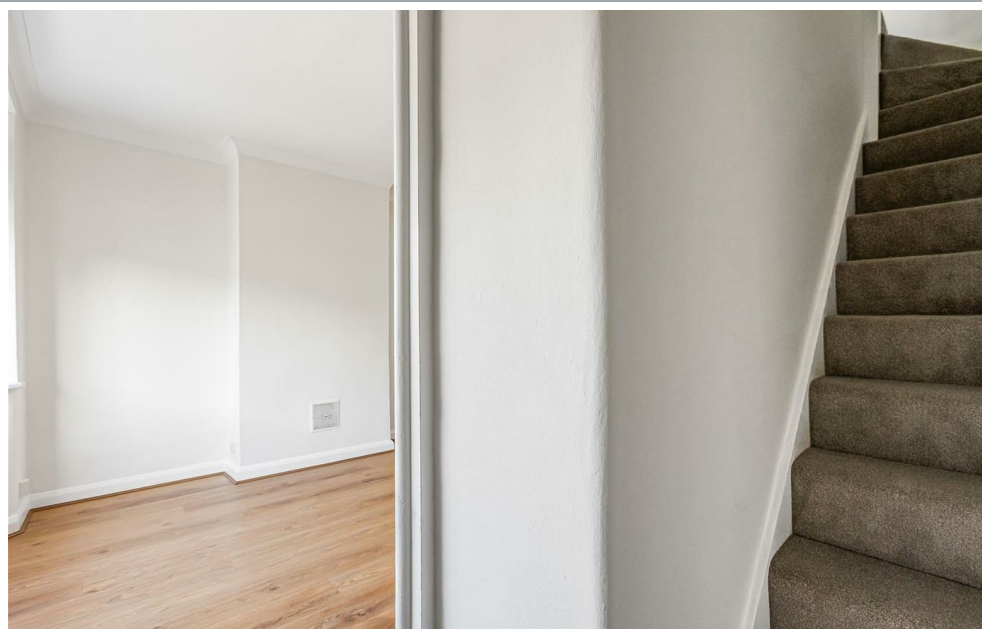
37 Balmoral Road, Enfield, EN3 6RQ

****CHAIN FREE**** Conveniently situated close to local shops and transport links, Steven Oates are delighted to present this immaculate three-bedroom mid-terrace home. Offering 824 sq. ft. of well-appointed accommodation arranged over two levels, the property comprises an entrance hallway, a spacious living room, and a dining area open to a modern fitted kitchen, along with a ground floor bathroom. To the first floor, there are three bedrooms. Externally, the property benefits from off-street parking and a mature rear garden.

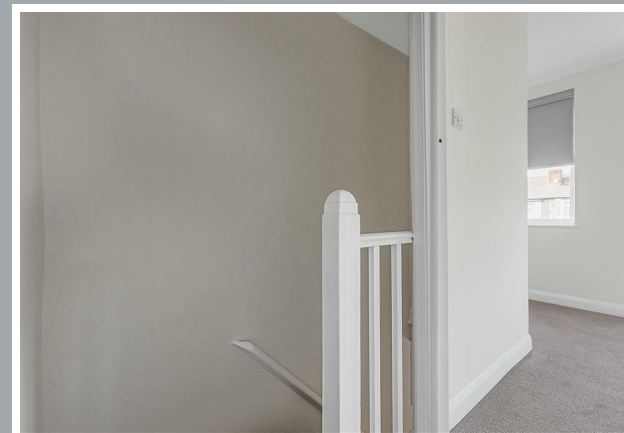
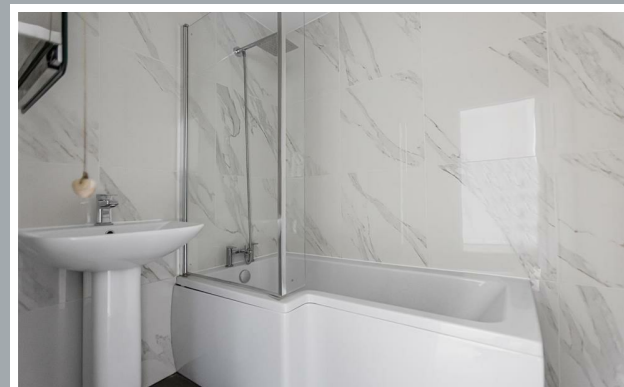
Balmoral Road is conveniently located within easy reach of local amenities, including chemists, doctors' surgeries, supermarkets, and rail links to London Liverpool Street Station, with tube connections available at Tottenham Hale and Seven Sisters.



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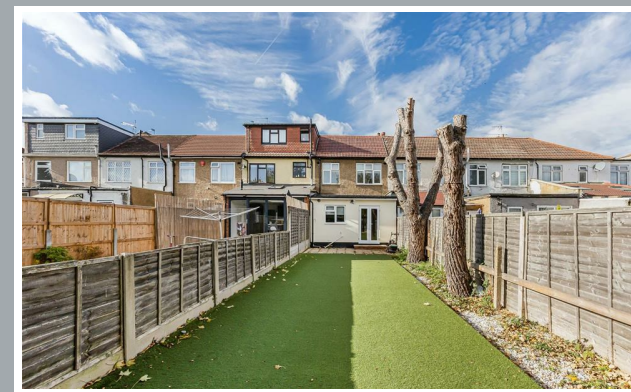




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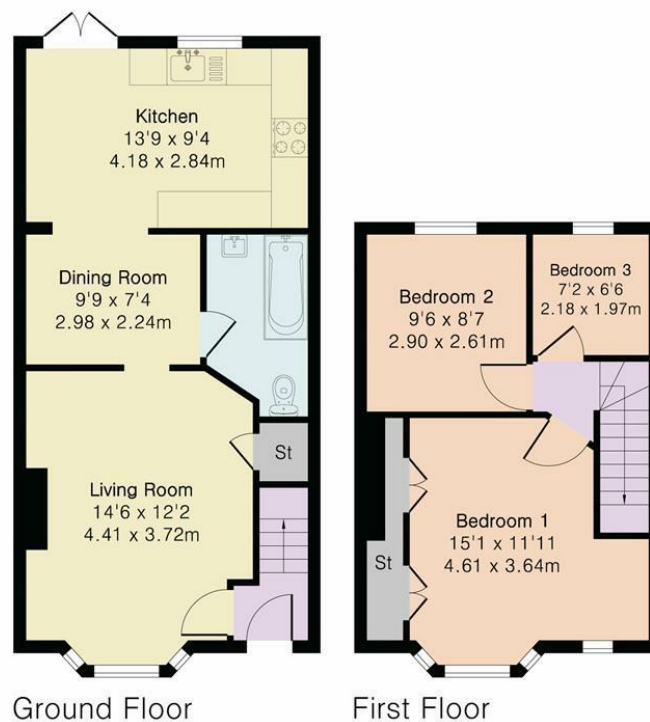


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Approximate Gross Internal Area 824 sq ft - 76 sq m

Ground Floor Area 487 sq ft – 45 sq m

First Floor Area 337 sq ft – 31 sq m



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.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.



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