



Total Area: 73.4 m² ... 790 ft² (excluding garden)
All measurements are approximate and for display purposes only



Cross Road, EN1



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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£440,000

Freehold

- Terraced Home
- Lots of Potential
- 790 Sq. Ft
- Large Private Rear Garden
- Ground Floor Bathroom
- Excellent First Time Purchase



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 are advised to recheck the measurements.



About The Property...

This charming terraced home sits proudly on a peaceful residential street just a short stroll from Enfield Town which provides a wide selection of amenities and shopping outlets, and Bush Hill Park, a wonderful green space. Transport links are also within easy reach, with several bus services nearby in addition to Enfield Town and Bush Hill Park overground station within a short stroll.

The property itself is bay fronted to the ground floor, and internally offers deceptively generous space throughout, with two receptions, kitchen and bathroom on the ground floor. Via the kitchen, there is also access out onto a large, private rear garden which offers a large lawn area as well as a patio area and rear gated access.

This property has lots of potential and is an excellent opportunity for a First Time Buyer.

Key Information

Freehold

Council Tax - Enfield - Band C

790 Sq. Ft

EPC Rating - 62/D

