



Hertford Road, Enfield, EN3 5AL

Guide Price £270,000





Hertford Road

Enfield, EN3 5AL

Local Authority: Enfield

Tax Band: C

- EPC RATING D65
- FIRST FLOOR MAISONETTE
- SEPARATE KITCHEN
- LONG LEASE
- INVESTMENT OPPORTUNITY
- TWO BEDROOMS
- WELL PRESENTED
- CASH BUYERS AND INVESTORS ONLY

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*** GUIDE PRICE £270,000 to £300,000 ***

Sandra Davidson Estate Agents are pleased to offer FOR SALE a TWO BEDROOM first floor MAISONETTE on a popular road in ENFIELD, This well presented property offers; Two Bedrooms, Lounge, Separate Kitchen/Diner, Bathroom and Separate WC on the first floor as well as its OWN REAR GARDEN. Southbury Train Station and the many shops and amenities of Hertford are also within walking distance making this an ideal location for investors. The property can only be appreciated by internal inspection and comprises:



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ENTRANCE

Via own front door into entrance hall with fitted carpet, light, carpeted stairs to first floor landing

FIRST FLOOR LANDING

Double glazed window to flank, fitted carpet, light, access to loft space, doors to:

LOUNGE

15'5" x 11'5" (4.70m x 3.49m)

Double glazed windows to front, tiled fire surround, fitted carpet, light, radiator

KITCHEN/DINER

12'6" x 9'3" (3.82m x 2.81m)

Fitted wall and base units, work surface, one bowl sink with drainer, four ring gas hob with extractor hood over, space and services for washing machine, vinyl flooring, cupboard housing boiler, double glazed window to rear and flank, light,

BEDROOM ONE

11'5" x 10'10" (3.49m x 3.30m)

Double glazed window to rear, fitted cupboards, fitted carpet, light



BEDROOM TWO 10'6" x 6'7" (3.21m x 2.00m)
Double glazed window to front, radiator, fitted carpet, light

BATHROOM
Suite comprising; bathtub with shower over, pedestal hand wash basin, radiator, double glazed window to flank, partly tiled walls, vinyl flooring, light

WC
Low level WC, vinyl flooring, light, double glazed window to flank

EXTERIOR
The property offers its own rear garden



Floor Plans

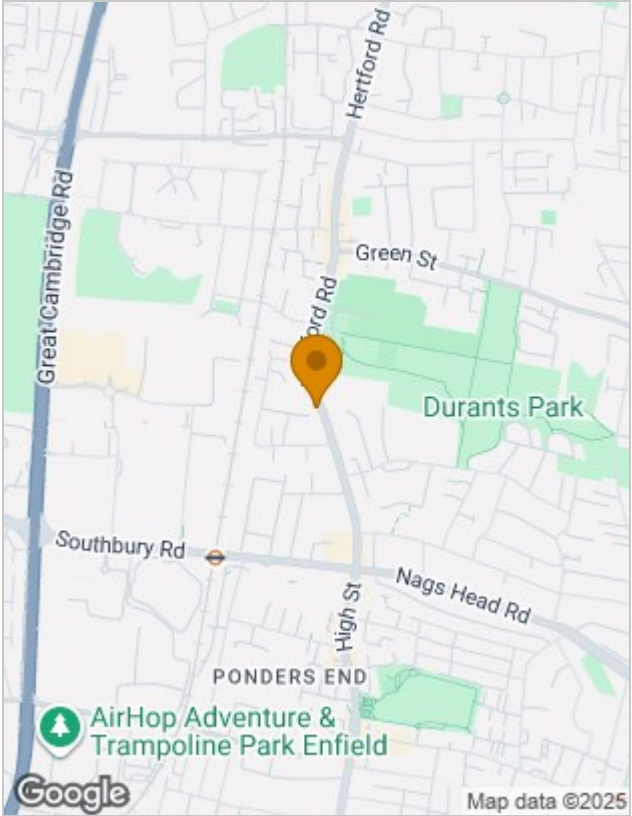


Viewing

Please contact our Redbridge Sales Office on 020 8551 0211 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Location Map



Energy Performance Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	65	65
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
	EU Directive 2002/91/EC	