

## St. Stephens Road, Enfield, EN3 5UH

Unique Estates are please to offer this three bed house situated in a quiet residential road, this property benefits from Gas central heating, double glazed windows, the property is in walking distance to all local shops and Enfield Lock Railway Station.



**£460,000 Freehold**

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Unique Estates Property Services Limited is a company registered in England 06392784 established in 2007, registered office 122 St Pancras Way, London, NW1 9NB.  
Our company is members of TPO (The property ombudsman service), DPS, OFT approved code and registered with ICO

**Hallway**

Entrance via double glazed door, Radiator, under stairs storage

**Lounge 14'02 x 10'10**

Double glazed windows, fireplace, fitted carpet.

**Dining Room 11'07 x 9'00**

Radiator, double glazed windows, fitted carpet

**Kitchen 11'02 x 7'11**

Vinyl floor, fitted kitchen with a matching range of wall and base units, part tiled walls, combi boiler

**Bathroom 7'08 x 7'02**

Vinyl floor, tiled walls, bath mixer tap, toilet, sink, frosted double glazed windows, radiator.

**Upstairs**

**Bedroom 1 14'03 x 12'02**

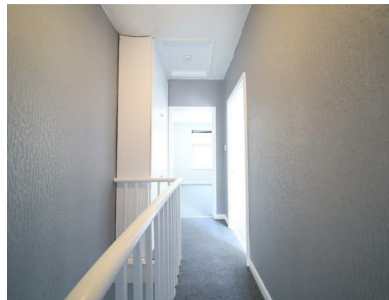
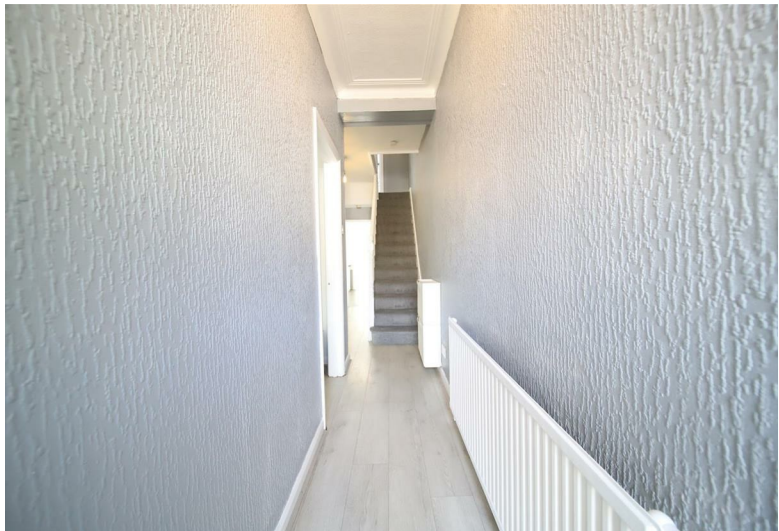
Radiator, fireplace, double glazed windows.

**Bedroom 2 11'04 x 9'03**

Radiator, double glazed windows, fireplace.

**Bedroom 3 11'06 x 8'00**

Radiator, double glazed windows.



**The property Misdescriptions Act 1991**

Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above. The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.