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66 Landseer Road, Enfield, EN1 1DR

Offers In Excess Of £450,000

****VIEWING COMMENCING 8TH AUGUST ONWARDS**** READY TO MOVE STRAIGHT INTO, stunning condition TWO double bedroom home. LOCATED in just a 5 MINUTE walk from BUSH HILL PARK station this property is one you don't want to miss out on. FULLY alarmed and decorated throughout, bathroom upstairs, this is the perfect FIRST TIME BUYERS / DOWNSIZERS home. Oozing with character throughout including plenty of feature fire places in almost every room.

Call LANES to book your appointment.



HALLWAY

Laminate flooring, doors to living and dining room, alarm system

LIVING ROOM

10'3 x 13'5 (3.12m x 4.09m)

UPVC double glazed window to front aspect, laminate flooring, radiator, feature fireplace

DINING ROOM

14'2 x 10'11 (4.32m x 3.33m)

Fireplace, under stair cupboard, laminate flooring, door into kitchen, radiator, double glazed window to rear aspect

KITCHEN

7'11 x 10'11 (2.41m x 3.33m)

Double glazed window to rear aspect and side aspect, door into rear garden, tiled flooring, splashbacks, integrated appliances, base and eye level units, radiator, combi boiler, induction hobs and oven under extractor fan over, 4 ring gas hobs, stainless steel inset sink with mixer taps

BEDROOM ONE

14'1 x 11 (4.29m x 3.35m)

Fitted wardrobes, double glazed window to front aspect, radiator

BATHROOM

Double glazed window to front aspect, tiled flooring and part tiled walls, separate shower cubicle, hand wash basin with storage under, concealed w/c, towel rail, bath tub with mixer taps and shower attachment.

BEDROOM TWO

8'2 x 13'1 (2.49m x 3.99m)

Double glazed window to side aspect, LARGE storage cupboard, radiator

GARDEN

STUNNING garden, part paved upon entrance and to the rear, mainly laid lawn

SUMMER HOUSE

7'09 x 7'08 (2.36m x 2.34m)

Power and electricity, currently homes utilities

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



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