



29 Worcesters Avenue, Enfield, EN1 4NB

£280,000



## 29 Worcesters Avenue, Enfield, EN1 4NB

Welcome to this charming two-bedroom first floor apartment located on Worcesters Avenue in Enfield. This delightful property offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to invest.

As you enter the apartment, you will find a spacious reception room that provides a warm and inviting atmosphere. The two well-proportioned bedrooms offer ample space for rest and relaxation, while the bathroom is conveniently situated to serve both bedrooms.

One of the standout features of this apartment is its own private garden, providing a lovely outdoor space for you to enjoy. Whether you wish to cultivate your green thumb or simply unwind in the fresh air, this garden is a wonderful addition to your living experience.

The property is chain free, allowing for a smooth and efficient purchase process. Additionally, with keys held, viewings can be arranged at your convenience.

Situated within easy access to the A10 and M25 road network, this apartment offers excellent transport links for those commuting or wishing to explore the wider area. Enfield itself boasts a variety of local amenities, including shops, parks, and schools, ensuring that all your daily needs are met.

In summary, this two-bedroom first floor apartment on Worcesters Avenue is a fantastic opportunity for anyone seeking a comfortable and convenient living space in Enfield. Don't miss your chance to make this delightful property your new home.



**Hallway**

**Lounge**

14'8" x 13'4" (4.47m x 4.06m)

**Kitchen**

10'9" x 8'8" (3.28m x 2.64m)

**Bedroom One**

11'9" x 11'4" (3.58m x 3.45m)

**Bedroom Two**

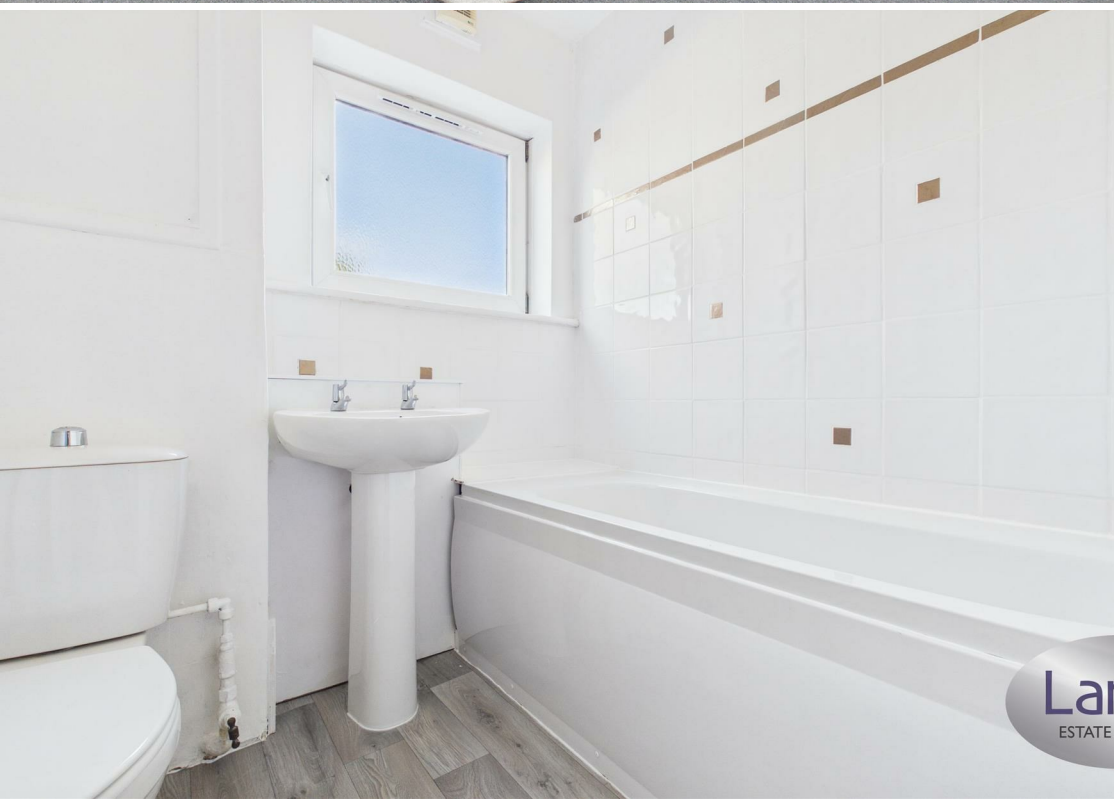
12'1" x 10'0" (3.68m x 3.05m)

**Bathroom**

6'4" x 6'3" (1.93m x 1.91m)

**Lanes Estate Agents Enfield Reference Number**

ET5329/AX/AX/AX/210426





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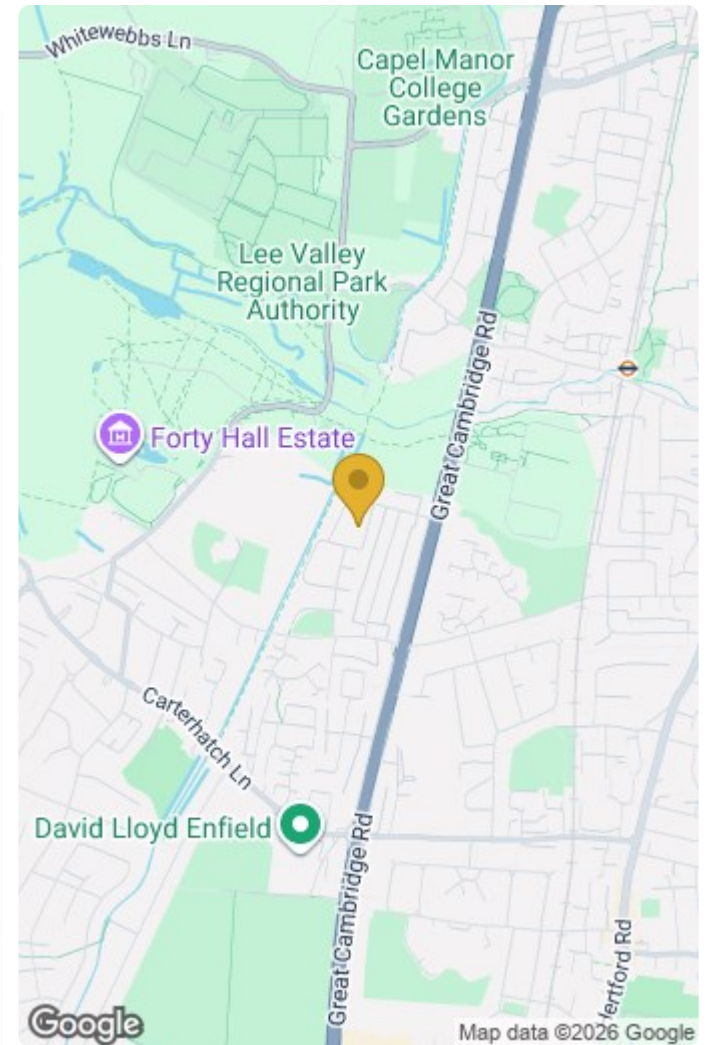


Approximate total area<sup>m</sup>  
59.7 m<sup>2</sup>  
644 ft<sup>2</sup>

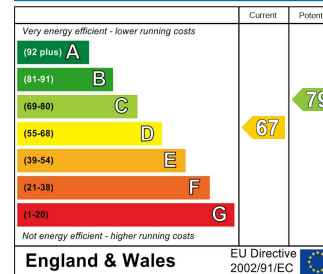
(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

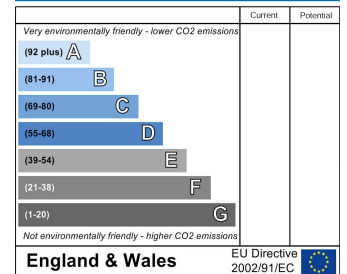
GIRAFFE360



**Energy Efficiency Rating**



**Environmental Impact (CO<sub>2</sub>) Rating**



**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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