



Waverley Road, Enfield, EN2 7BW

Offers In Excess Of £230,000



## Waverley Road, Enfield, EN2 7BW

Lanes Enfield Town welcome to market this one bedroom flat located on Waverley Road in Enfield. This modern ground floor property is perfect for first-time buyers or savvy investors looking for a great opportunity.

Upon entering, you are greeted by a well-presented open plan kitchen/lounge area, perfect for relaxing or entertaining guests. The modern bathroom adds a touch of luxury to this lovely flat.

Conveniently situated, this property boasts an excellent location with easy access to transport links and local shops. Just a 5-minute stroll will take you to Enfield Chase Station and the bustling town centre, offering a variety of amenities at your doorstep.

This property is chain-free, making the buying process smoother and quicker for potential buyers. Don't miss out on the chance to own this delightful flat in a sought-after area of Enfield. Book a viewing today and envision the possibilities this property holds for you!



### **Inner Hallway**

Laminate flooring and useful storage cupboard.

### **Living Room/Kitchen** 16'8 x 12'5 (5.08m x 3.78m)

Stylishly presented with laminate flooring to living room and tiled flooring to kitchen area. Kitchen area boasts a range of base and eye level units, integrated oven and hob with extractor fan, plumbing for washing machine, sink with mixer taps and splash back tiles and cupboard housing cylinder.

In living area there is a heater and double glazed windows to front.

### **Bedroom** 9'90 x 7'5 (2.74m x 2.26m)

Double glazed window to front aspect and heater.

### **Bathroom**

Frosted double glazed window to side, three piece suite comprising of panelled bath with hand held shower, hand basin, low level WC, radiator, tiled floors and walls.

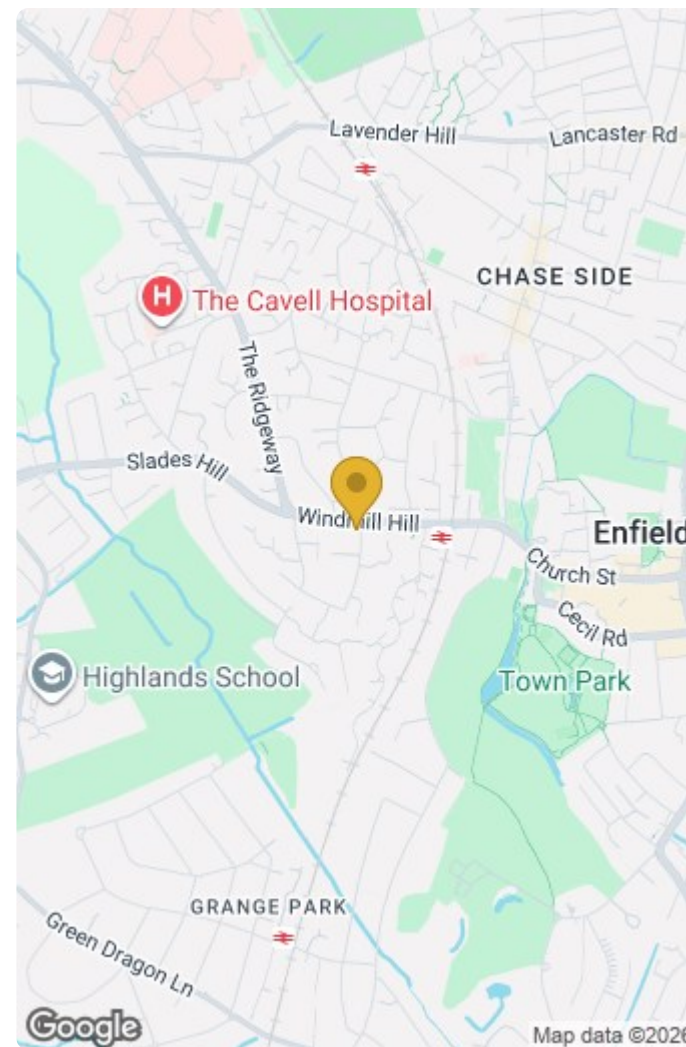
### **Reference**

ET5069/PD/PD/PD/140421





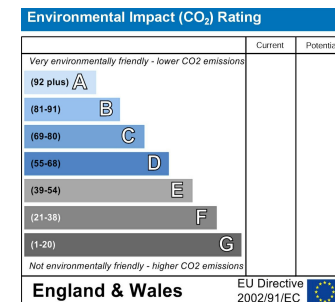
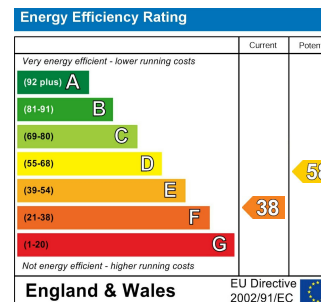
GROUND FLOOR  
328 sq.ft. (30.5 sq.m.) approx.



TOTAL FLOOR AREA: 328 sq.ft. (30.5 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2021.

**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.



7 Savoy Parade Southbury Road, Enfield, EN1 1RT

Tel: 020 8342 0101 Email: et@lanesproperty.co.uk www.lanesproperty.co.uk

