



35 Raynton Road, Enfield, EN3 6BP

£310,000

Lanes
ESTATE AGENTS

35 Raynton Road, Enfield, EN3 6BP

Lanes are pleased to present this spacious three bedroom top floor flat. Located within walking distance to local shops and amenities including Enfield Lock and Turkey Street train stations, offering direct links to Tottenham Hale and London Liverpool Street. This property has many benefits to include three double bedrooms, gas central heating, double glazing, loft access, communal gardens and more. Call now to arrange your viewing.



Entrance Hallway

Laminate wood flooring, radiator, loft access, storage cupboard and doors leading to all rooms.

Lounge

12'4" x 16'0" (3.76m x 4.88m)

Double glazed windows to front aspect, radiator and parquet flooring.

Kitchen

12'3" x 8'1" (3.73m x 2.46m)

Double glazed window to rear aspect, small storage cupboard, door leading to shared outdoor space, part tiled walls, roll top worksurfaces, space for cooker, fitted extractor fan and plumbing for washing machine.

Bedroom One

11'3" x 11'7" (3.43m x 3.53m)

Double glazed windows to the rear aspect, radiator and parquet flooring.

Bedroom Two

11'7" x 11'3" (3.53m x 3.43m)

Double glazed windows to front aspect, radiator and laminate flooring.

Bedroom Three

8'9" x 7'5" (2.67m x 2.26m)

Double glazed window to front aspect, radiator and parquet flooring.

Bathroom

Frosted double glazed window to rear aspect, heated towel rail, panel enclosed bath with mixer tap and shower attachment, vanity sink with mixer tap, tiled flooring and part tiled walls.

W.C

Frosted double glazed window rear aspect, low flush W.C with built in hand sink, radiator and tiled flooring.

Reference

CH6114/AX/AN/AX/010421





GROUND FLOOR



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.
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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.



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	

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