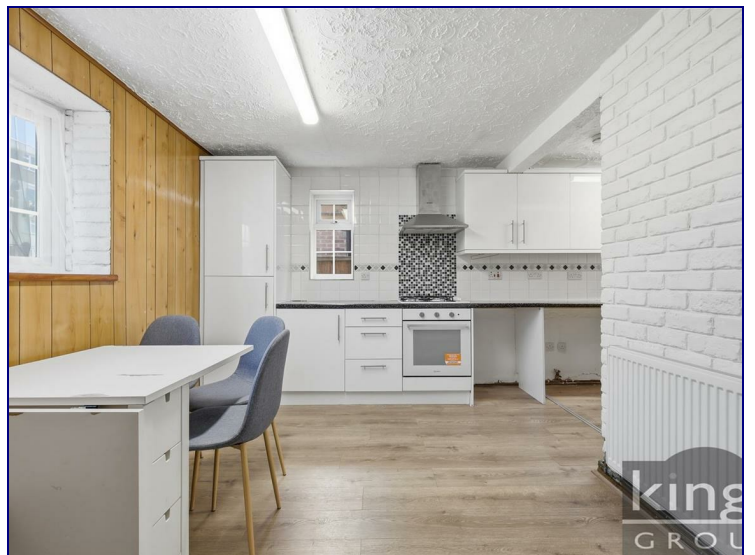


Wetherby Road, Enfield, EN2 0NS



£489,995

Positioned on one of EN2's most desirable residential turnings, this exceptional three bedroom end of terrace residence is presented to the market on a chain free basis, offering an outstanding opportunity for first time buyers, families or investors alike.

The home is ideally situated within the catchment of highly regarded schools, including St Michael's CofE Primary School, Wren Academy and Chase Side Primary School, making it perfectly suited to family life. A short stroll leads to the charming selection of cafés, restaurants and shops along Lancaster Road, while the vibrant Enfield Town Centre is just moments away by car, providing an array of well-known retailers such as H&M, Next and River Island, alongside an excellent choice of dining experiences.

Commuters are exceptionally well catered for, with convenient access to local bus routes and Gordon Hill Station (Moorgate Line) located approximately 0.3 miles away, offering swift connections into central London.

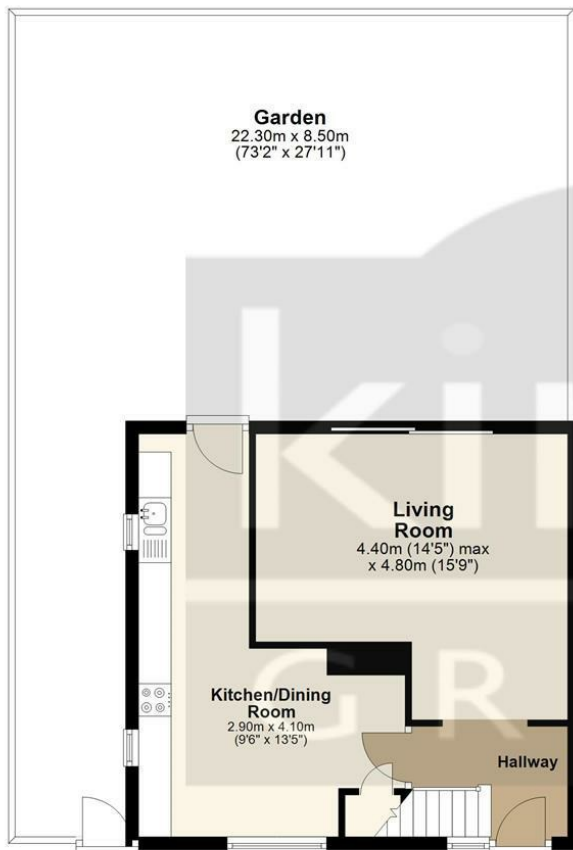


Ground Floor

Approx. 40.9 sq. metres (440.5 sq. feet)
(excluding Garden)

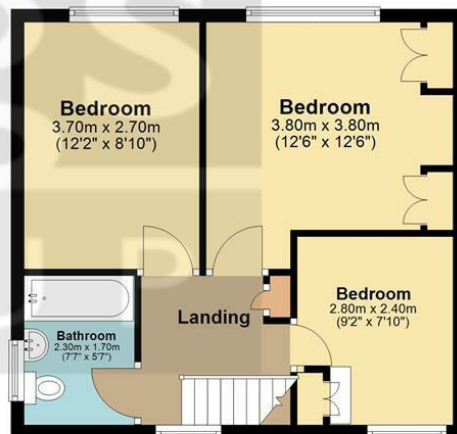


Garden
22.30m x 8.50m
(73'2" x 27'11")



First Floor

Approx. 40.9 sq. metres (439.7 sq. feet)



Total area: approx. 81.8 sq. metres (880.2 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Wetherby Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(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			86
(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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