Canonbury Road, EN1 3LP
Enfield

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Kings Group – Enfield Town are delighted to present this chain free two bedroom ground floor maisonette, ideally situated within the highly desirable Willow Estate. This sought after location is renowned for its peaceful residential setting while remaining within close proximity to local shops, amenities, and excellent transport links.

The property offers convenient access to a range of transport options, including local bus routes, Enfield Town Station and Gordon Hill Station, both providing swift and direct connections into Central London. Residents will also enjoy being within walking distance of local shops and the vibrant Enfield Town Centre, which boasts an excellent selection of shops, cafés, and restaurants. Young families will particularly appreciate being within the catchment area of highly regarded schools, including Lavender Primary School, St Andrews CofE Primary School and St Georges Catholic Primary School.

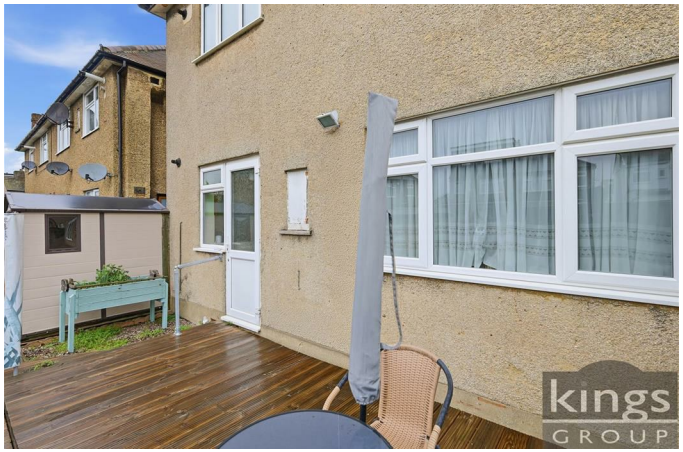
The accommodation comprises two well proportioned bedrooms, with the principal bedroom benefiting from fitted wardrobes, a spacious living area, a dual aspect fitted kitchen offering ample worktop and cupboard space, a three piece shower room, and additional storage.

Further benefits include off street parking, a private rear garden with side access, gas central heating, double glazing throughout, and no service charge.

This property presents an ideal opportunity for first time buyers, young families, and investors alike.

£335,000

- Chain Free
- Off Street Parking
- Direct Access to Your Own Private Garden, Complete with Convenient Side Access
- Within Catchment Area of Highly Regarded Schools Including Lavender Primary School and St Andrews CofE Primary School
- Highly Sought After Willow Estate Location
- Two Bedroom Ground Floor Maisonette
- No Service Charge
- Gas Central Heating and Double Glazed Throughout
- Within Close Proximity of Transport Links Including Local Bus Routes, Enfield Town Station and Gordon Hill Station Both Providing Direct Access into Central London
- Ideal First Time Purchase or Investment Opportunity



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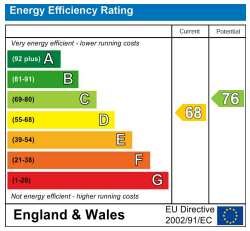

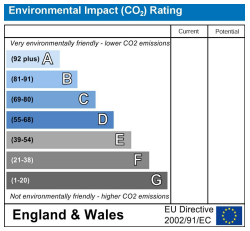

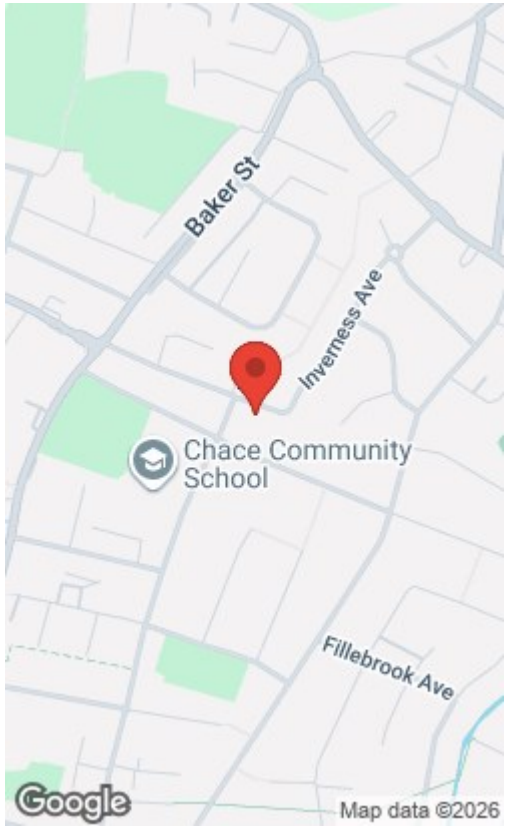

Ground Floor

Total area: approx. 55.6 sq. metres (598.7 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illutrative purposes only and no responsibility for any error, ommison 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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Plan produced using PlanUp.

Canonbury Road

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

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