



Canning Square, EN1 4BP
Enfield





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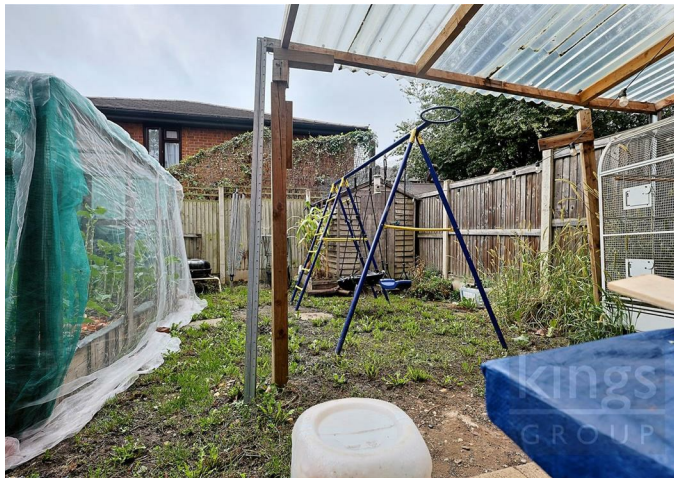
An ideal opportunity for first-time buyers, investors, or families, this well-proportioned two double bedroom split-level ground floor maisonette offers generous living space in a convenient location. Positioned within walking distance of local shops, amenities, and the David Lloyd Leisure Centre, the property is also just a short drive from Enfield Retail Parks. Excellent road links are close by, including the A10, M25, and A406, providing easy access to surrounding areas.

Perfect for young families, the home is located within the catchment area of well regarded schools such as Worcesters Primary School and Carterhatch Infant and Junior Schools. Nature and outdoor enthusiasts will also appreciate being within walking distance of the picturesque Forty Hall Estate, which offers extensive green open spaces.

The ground floor features a fitted kitchen and a generous reception room with double glazed doors that open directly onto a private rear garden. Three useful storage cupboards add to the practicality of the layout. Upstairs, the first floor comprises two double bedrooms, both with floor to ceiling windows that allow plenty of natural light to fill the rooms. The principal bedroom benefits from built in wardrobes and direct access to a private balcony. A three-piece family bathroom suite serves this level.

Additional benefits include gas central heating, full double glazing, off street parking, and an electric vehicle charging point, making this a comfortable and practical home in a sought after location.

Offers In Excess Of £360,000



- A Spacious Two Double Bedroom Ground Floor Split Level Maisonette
- Own Private Rear Garden
- Double Glazed Throughout with Both Bedrooms and The Living Room Benefiting From Floor to Ceiling Windows
- Upstairs Family Bathroom
- Easy Access to the A10/M25/A406 All Providing Good Access to Surrounding Areas
- Off Street Parking with Electric Charging Point
- Balcony
- Sizeable Reception Room and Fitted Kitchen
- Within Catchment Area of Great Schools Including Worcesters Primary School and Carterhatch Infant and Junior Schools
- Located 0.9 Miles From Turkey Street Station



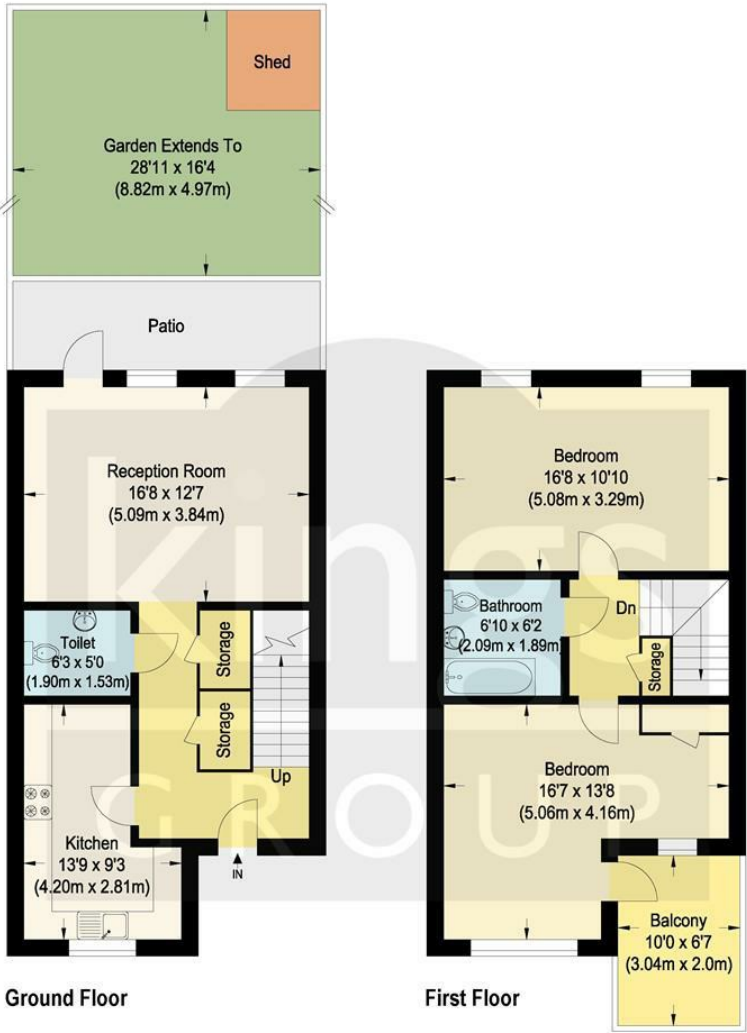
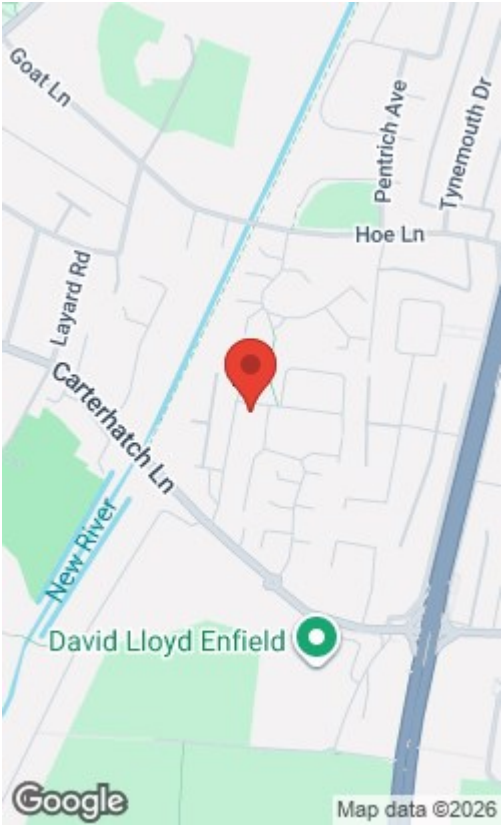






Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-40) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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	



Potash House, 1 Canning Sq Enfield EB1 4BP

Approximate Gross Internal Floor Area : 92.30 sq m / 993.50 sq ft
(Excluding Shed)

Illustration for identification purposes only, measurements are approximate, not to scale.

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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