



Layard Road, EN1 4BB
Enfield





kings
GROUP

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Kings Group – Enfield Town are delighted to present this exceptional chain free, larger than average two double bedroom ground floor maisonette, offering an enviable combination of generous living space, private outdoor accommodation and superb convenience. Benefiting from a newly extended lease of approximately 152 years and with no service charges, this attractive home presents a rare opportunity for first time buyers, growing families and those seeking the practicality and comfort of ground floor living.

The well proportioned accommodation is beautifully arranged throughout and comprises a spacious reception room, enhanced by a striking bay window that floods the room with natural light. The fitted kitchen offers an extensive range of wall and base units, ample worktop space and direct access to the property's private rear garden, providing the perfect setting for outdoor dining, entertaining and relaxation.

Further accommodation includes two generous double bedrooms and a three piece bathroom suite. Additional benefits include double glazing throughout, gas central heating, allocated parking located directly behind the garden, a private garage and connected outdoor storage, delivering an abundance of practical space rarely found with properties of this type.

The historic Forty Hall Estate is within walking distance and offers beautifully landscaped gardens, picturesque parkland, medieval water gardens and scenic riverside walks. The entrance to the New River Path is just a short stroll away, providing a pleasant direct walking route into Enfield Town Centre.

Commuters will appreciate the excellent road connections, with easy access to the A10, M25 and A406, whilst Enfield Town Centre and Retail Park are only a short drive away,

£399,950



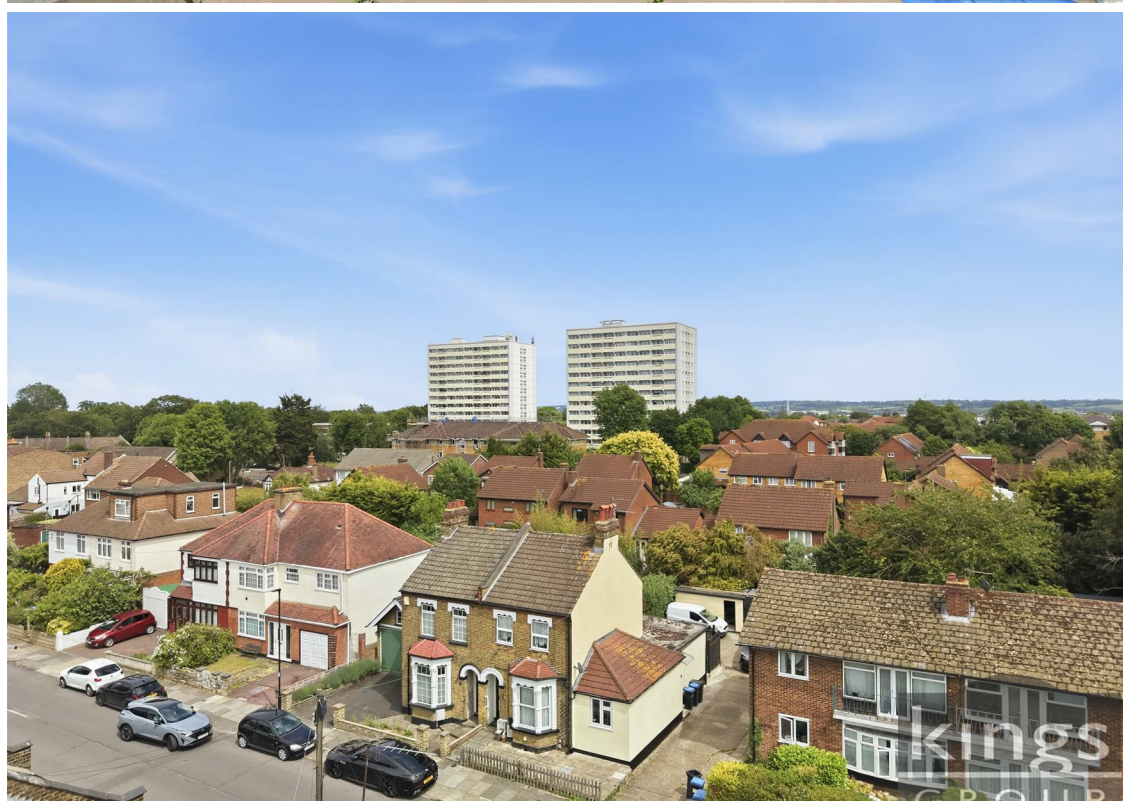
- An Exceptional Chain Free Two Double Bedroom Ground Floor Period Conversion
- No Service Charge
- Own Private, Well Maintained Rear Garden with Convenient Side Access
- Superb Commuter Location Within Walking Distance of Bus Routes and Circa 1 Mile From Enfield Town and Turkey Street Stations, Offering Links into Central London in Around 35 Minutes
- A Short Drive From the Vibrant Enfield Town Centre and Retail Park

- Newly Extended Lease of 152 Years
- Private Garage with Adjoining Storage Area and Allocated Parking Space
- Within Catchment Area of Several Highly Regarded Schools Including Worcesters Primary School & Forty Hill CofE Primary School
- Ideally Situated Close to Open Green Spaces such as the Historic Forty Hall Estate and Hilly Fields Park
- Within Walking Distance of David Lloyd, Offering State of the Art Gym Facilities, Swimming Pools and Racquet Courts



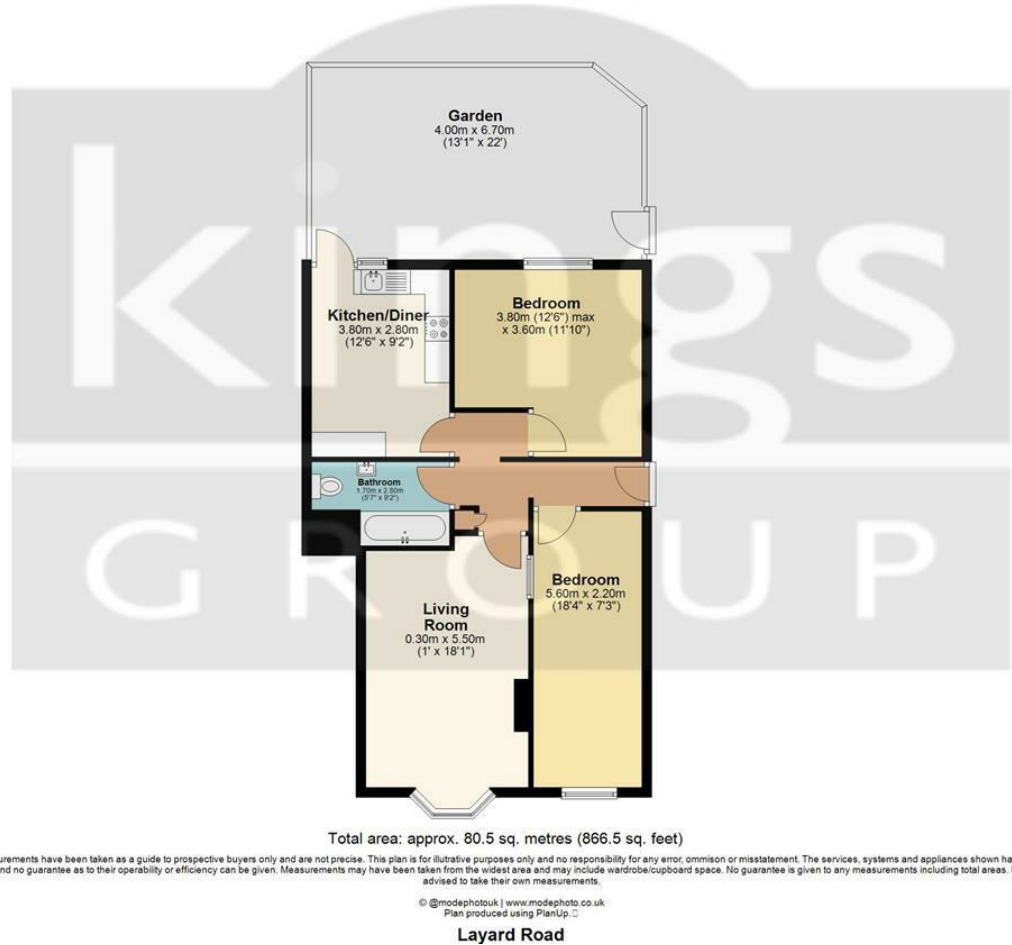
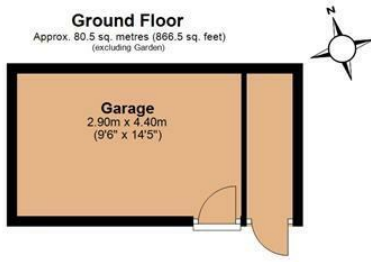






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC	65	76

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		



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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