



Waverley Road, EN2 7BS
Enfield





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Kings Group – Enfield Town are delighted to offer this spacious ground floor studio maisonette, set on a highly desirable tree lined residential street just off Windmill Hill. The property enjoys an excellent position moments from a varied selection of restaurants and shops, including Waitrose and Tesco Express, all within a short walk. Enfield Town Centre is also close by, providing a wide range of retail outlets, cafés, and dining options.

The property is ideally positioned for those who commute, with Enfield Chase Station just 0.2 miles away, providing direct services into Central London. A variety of local amenities are also within easy reach, including Enfield Golf Club, all accessible on foot. This well located home offers an excellent opportunity for both first time buyers and investors.

The accommodation comprises a generous living and sleeping area, a well appointed fitted kitchen thoughtfully arranged to allow space for dining, and a three piece bathroom suite.

Offers In Excess Of £220,000



- **A Spacious Ground Floor Studio Maisonette**
- **Three Piece Bathroom Suite**
- **Situated on a Highly Desirable Residential Street, Just Moments From Local Shops and Amenities Including Enfield Golf Club**
- **Close to Local Bus Routes Providing Easy Access Across Enfield and Beyond**
- **A Stylish Modern Fitted Kitchen, Efficiently Laid Out to Include Space for Dining**
- **Ideal First Time Purchase or Investment Opportunity**
- **Within Close Proximity of Transport Links Including Enfield Chase Station(0.2 miles) and Gordon Hill Station(0.7 miles)**
- **Offering Easy Access to Major Road Links Including the A10, M25, and A406, Providing Excellent Connectivity to Surrounding Areas**



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) E	
(21-38) F		(21-38) F	
(1-20) G		(1-20) G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor



Total area: approx. 31.2 sq. metres (335.9 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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Plan produced using PlanUp.□

Wansbeck Court

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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