37 Myddelton Avenue,
Enfield Town

Offers In Excess Of
£350,000 Leasehold

kings GROUP

37 Myddelton Avenue, Enfield Town

25 Silver Street, Enfield Town,
Middlesex, EN1 3EF

0208 364 4118
www.kings-group.net

- Two Double Bedroom Ground Floor Maisonette
- Own Private South Facing Rear Garden
- 926 Year Lease
- No Service Charge
- Well Presented Throughout
- Naturally Bright and Airy Living Room
- Gas Central Heating
- Within Close Proximity of Forty Hall Estate Which Boasts An Ample Amount of Green Spaces
- Easy Access to the A10/M25/A406
- Within Catchment Area of Sought After Schools Including Worcesters Primary School

Introducing a charming ground floor maisonette boasting the perfect blend of comfort and convenience. This delightful residence features two generously sized double bedrooms, a naturally bright and airy living room, a fitted kitchen providing functionality and style for culinary enthusiasts and a three-piece bathroom suite, offering comfort and convenience for daily routines. Step outside to your own private south-facing garden, a tranquil oasis where you can bask in the sunshine and indulge in outdoor leisure activities. Whether it's gardening, alfresco dining, or simply soaking up the warmth, this space offers the perfect retreat. Conveniently located within walking distance of the picturesque Forty Hall Estate, residents can enjoy leisurely strolls through its beautiful grounds, discovering its rich history and scenic beauty.

Hallway
Double glazed window to the front aspect, Under stairs storage cupboard, Double radiator, Laminate flooring, Smoke alarm, Power points

Living Room 12'8 x 11'2 (3.86m x 3.40m)
Double radiator, Laminate flooring, Electric fireplace, TV aerial point, Power points, Double glazed patio doors leading to the garden

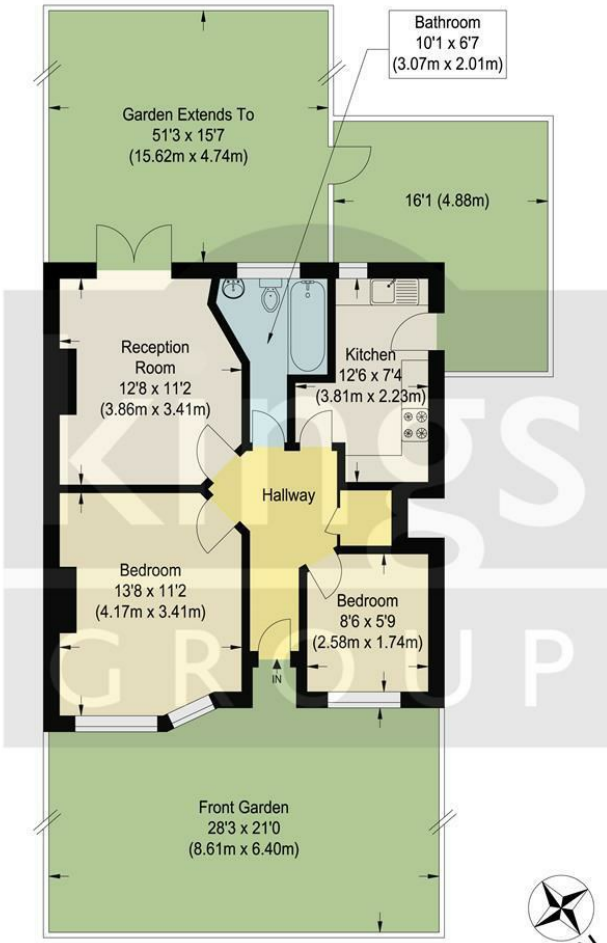
Kitchen 12'6 x 7'4 (3.81m x 2.24m)
Double glazed window to the rear aspect, Tiled flooring, A range of base and wall units with work surfaces, Integrated cooker with electric oven, Gas hob, Integrated chimney style extractor hood, Sink drainer unit, Space for fridge/freezer, Plumbing for washing machine, Spotlights, Double glazed door leading to the garden, Power points

Bathroom 10'1 x 6'7 (3.07m x 2.01m)
Double glazed opaque window to the rear aspect, Spotlights, Partly tiled walls, Heated towel rail, Tiled flooring, Extractor fan, Panel enclosed bath with thermostatically controlled shower, Wash basin with mixer tap and vanity unit underneath, Low level WC

Bedroom 1 13'8 x 11'2 (4.17m x 3.40m)
Double glazed bay window to the front aspect, Double radiator, Carpeted flooring, Phone point, Power points

Bedroom 2 8'6 x 5'9 (2.59m x 1.75m)
Double glazed window to the front aspect, Double radiator, Laminate flooring, Power points

Garden
South facing, Side access, Wooden decking, Wooden shed, Outside water tap



Myddelton Avenue

Approximate Gross Internal Floor Area : 52.20 sq m / 561.87 sq ft
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

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