

Myddelton Avenue, Enfield, EN1 4AG



£350,000

Kings Group - Enfield Town are thrilled to offer this CHAIN FREE TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE which is located within reach of Enfield Town Over ground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. The property is also conveniently located for access to the A10 / M25 both of which offer good road links to the surrounding areas. Local shops and amenities including Enfield's Retail parks are only a short distance away. The accommodation comprises lounge, kitchen, two double bedrooms, bathroom and own garden. In our opinion this property would make an ideal first time or investment purchase. Early viewing is recommended - call us today on 0208 364 4118 to book an appointment to view.

Entrance

Bathroom

4'70 x 5'75 (1.22m x 1.52m)

Double glazed window to the rear aspect, tiled walls, heated towel rail, panel enclosed bath with shower attachments, pedestal wash basin with mixer tap, low level W.C.

Lounge

14'46 x 11'50 (4.27m x 3.35m)

Double glazed window to the front aspect, double radiator, laminated flooring, phone point, TV point, power points.

Kitchen

13'02 x 6'30 (4.01m x 1.83m)

Double glazed window to the side aspect, laminated flooring, tiled splash backs, range of wall and base units with roll tops, integrated gas hob and oven, hood extractor fan, sink with drainer unit, space for fridge freezer, plumbed for washing machine, power points.

Bedroom One

13'02 x 11'50 (4.01m x 3.35m)

Double glazed window to the rear aspect, double radiator, laminated flooring, power points.

Bedroom Two

8'69 x 11'36 (2.44m x 3.35m)

Double glazed window to the front aspect, double radiator, laminated flooring, power points.

Garden

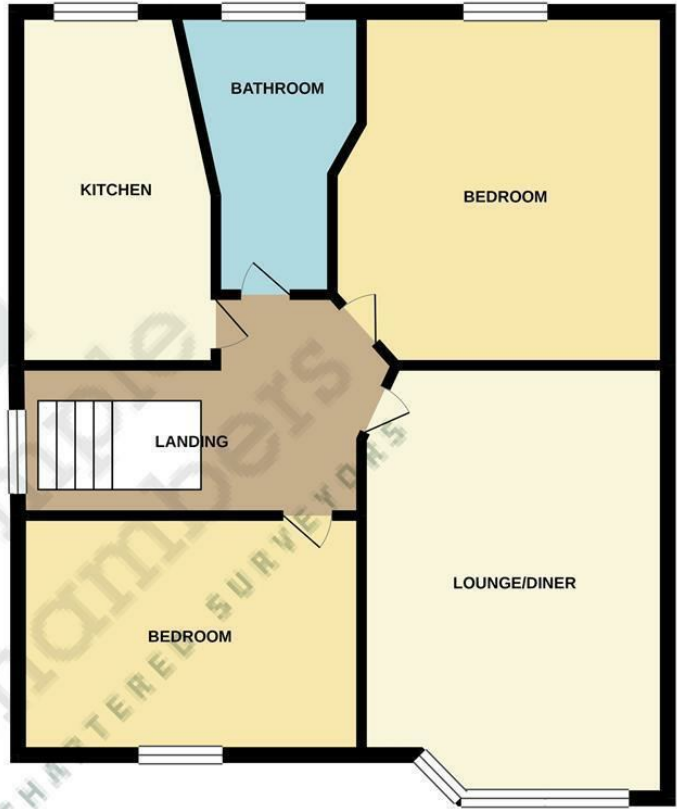
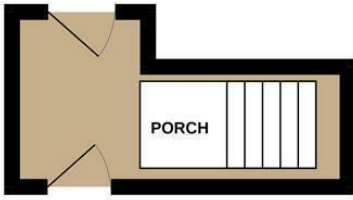
45' (13.72m)

Side access, mainly laid to lawn, two wooden sheds, water tap, security light.



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2020

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		

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		



Associated Offices in London, Essex and Hertfordshire
Kings Head Office Tudor Lodge, Burton Lane, Goffs Oak, Hertfordshire EN7 6SY Tel: 01707-872000

