

Sketty Road, EN1 3SE
Enfield

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GROUP


WHOLESOME
NUTRITIOUS
PORAGE

Sketty Road, EN1 3SE

Ideally positioned just moments from the vibrant heart of Enfield Town Centre, this stylishly presented one bedroom ground floor flat offers an exceptional opportunity for first time buyers & investors alike. Offered in turnkey condition, the property combines comfortable, well proportioned accommodation with a private garden & an enviable location, making it a home that is as practical as it is inviting.

Upon entering, you are immediately welcomed by the property's warm & homely feel. A spacious reception room provides the perfect setting for both relaxing & entertaining, enhanced by a large double glazed window that floods the space with natural light & a charming fireplace with a wooden mantle, adding character and a focal point to the room. The accommodation is thoughtfully arranged, with a generous hallway providing a natural separation between each room.

At the heart of the home lies a well appointed kitchen, offering ample worktop space, an abundance of storage units & a breakfast bar. From here, doors lead directly out to your own section of private garden & complemented by a useful shed at the rear, with a power supply. An additional patio area provides the ideal spot to enjoy your morning coffee, dine alfresco or unwind outdoors during the warmer months.

The property further benefits from a well proportioned double bedroom with built in wardrobes & additional storage, alongside a modern fitted wet room with further integrated storage. Further advantages include double glazing throughout, gas central heating, a lease of approximately 102 years & no service charge.

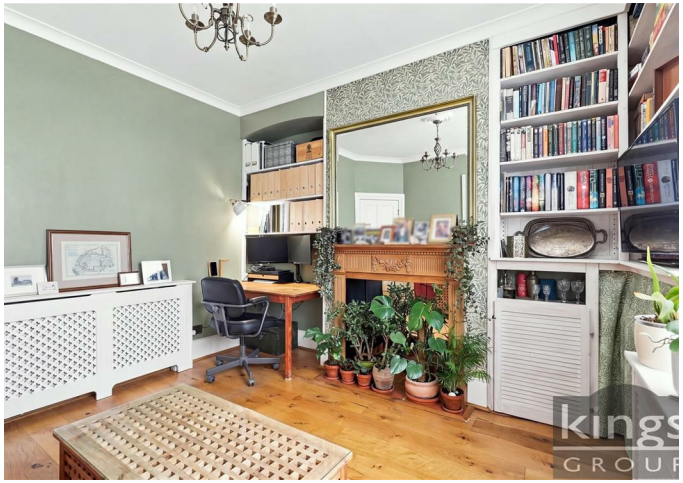
The location is a particular highlight. Enfield Town Centre is just moments away, offering an excellent selection of restaurants, cafés a, alongside a wide range of high street

£285,000









- A Stylishly Presented One Double Bedroom Flat Conveniently Situated on the Ground Floor
- No Service Charge
- Generous Fitted Storage Throughout, Extending to the Reception Room, Bedroom & Wet Room
- Ideally Located Close to the Open Green Dpaces of Bush Hill Park & Enfield Playing Fields
- Gas Central Heating & Double Glazed Throughout
- A Designated Section of Front & Rear Garden, Predominantly Laid to Lawn, Complete with a Shed with a Power Supply
- A Beautifully Designed Kitchen Featuring a Breakfast Bar
- A Spacious Reception Room Flooded with Natural Light Through a Large Double Glazed Window
- Excellent Road Links Via the A10, A406 & M25, Providing Easy Access Across London & Beyond
- Conveniently Positioned for Commuters, with Local Bus Routes Nearby & Enfield Town Station Just 0.3 miles Away









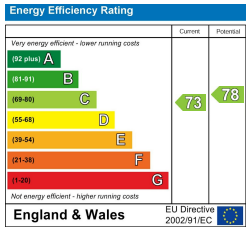


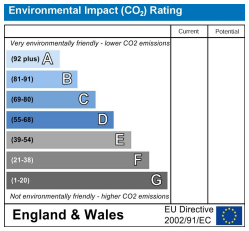


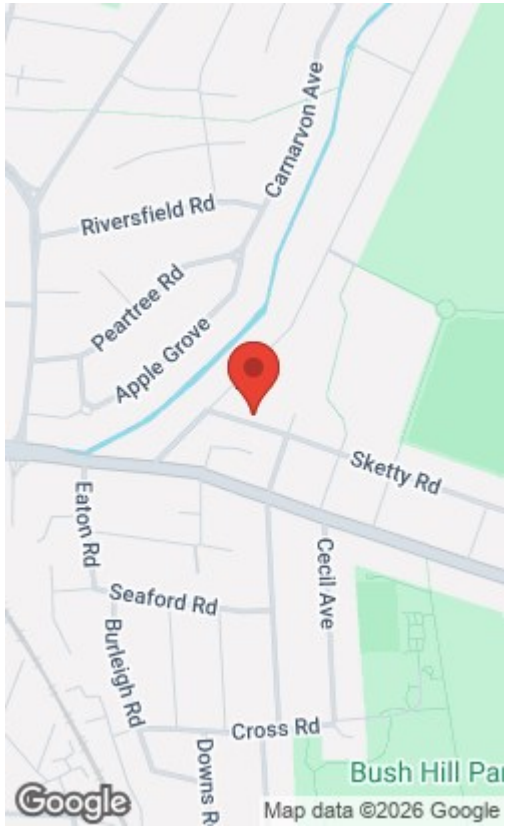


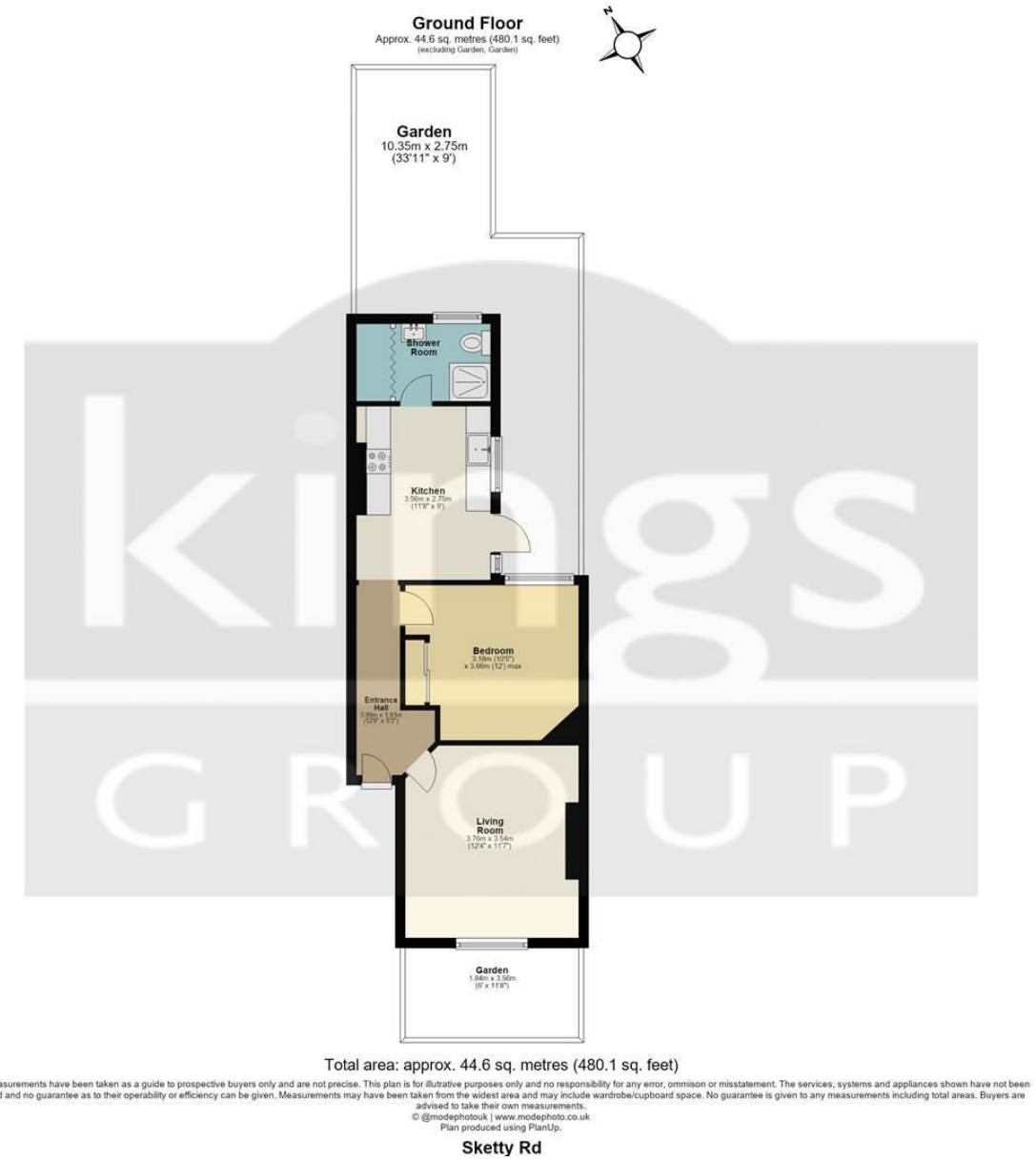












Total area: approx. 44.6 sq. metres (480.1 sq. feet)

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, ommison 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.

Sketty Rd

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