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Enfield Highway EN3 5AZ  
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**Roedean Avenue, Enfield, EN3 5QN**  
**Offers In The Region Of £375,000**



- Three Bedroom Mid Terraced House
- EPC Rating D
- Ground Floor Shower Room/WC
- Gas Central Heating
- Close Proximity To Local Shops & Amenities

## DOUBLE GLAZED FRONT DOOR TO ENTRANCE HALLWAY

With doors to:

### LOUNGE

**21'0 x 10'2 (6.40m x 3.10m)**

With double glazed window to front, double radiator(untested), laminated wood style floor

### KITCHEN

**13'9 x 10'7 (4.19m x 3.23m)**

With double glazed window to rear gardens, range of wall and base units work tops over, stainless steel sinkunit, plumbing for washing machine and dishwasher, space for fridge/freezer, electric oven, (untested), extractor, tiled floor

### GROUND FLOOR SHOWER ROOM

With low level WC, wash hand basin, shower cubicle, extractor.

### FIRST FLOOR LANDING

With doors to:

### BEDROOM 1

**14'3 x 9'11 (4.34m x 3.02m)**

With double glazed window to rear gardens, wardrobes, single radiator(untested)

### BEDROOM 2

**10'9 x 7'11 (3.28m x 2.41m)**

With double glazed window to front, picture rail, wardrobes, single radiator(untested), carpet.

### BEDROOM 3

**9'3 x 7'11 (2.82m x 2.41m)**

With double glazed window to rear gardens, single radiator(untested), carpet.

### BATHROOM

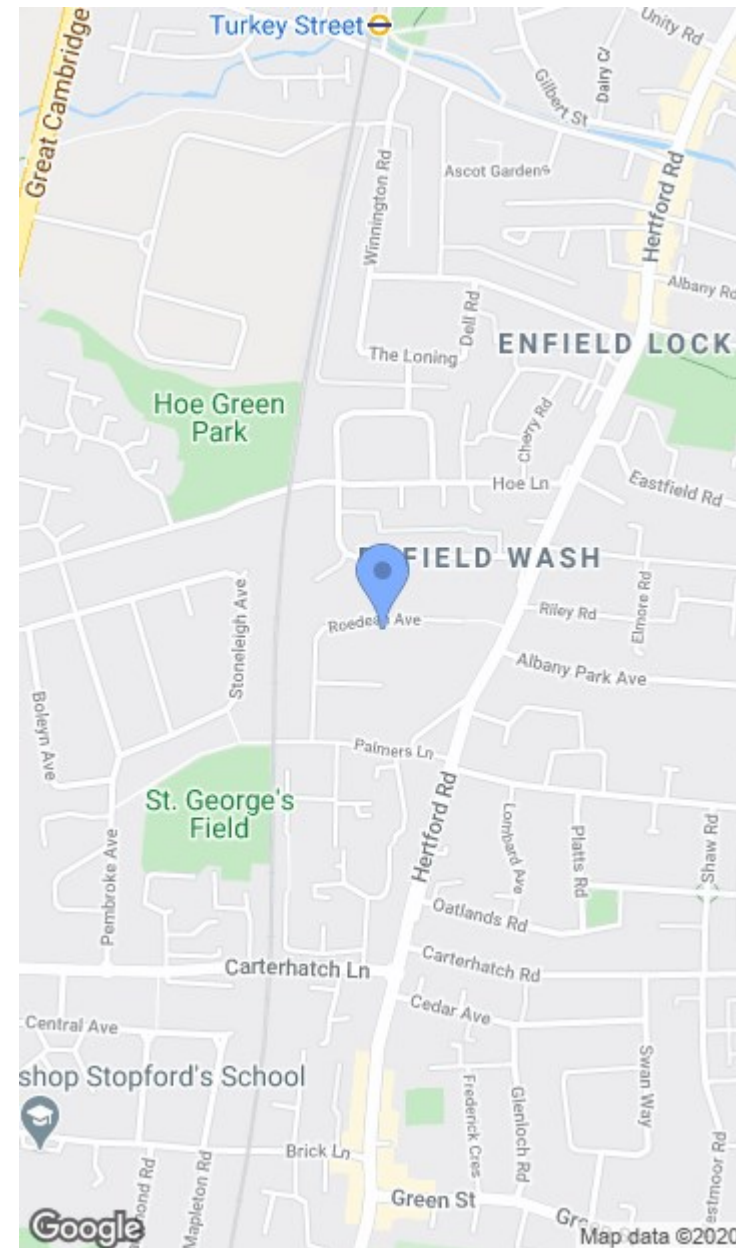
With double glazed frosted window to rear, low level WC, wash hand basin into vanity unit, panel enclosed bath with shower(untested), single radiator(untested), laminated wood style floor

### REAR GARDEN

### FRONT GARDEN

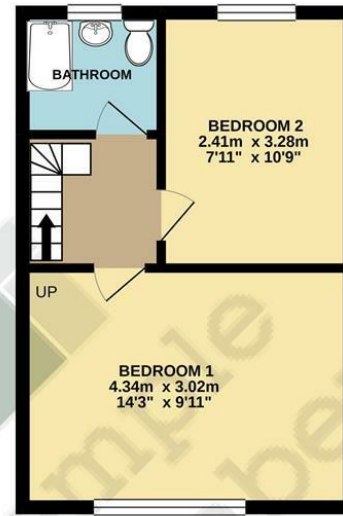
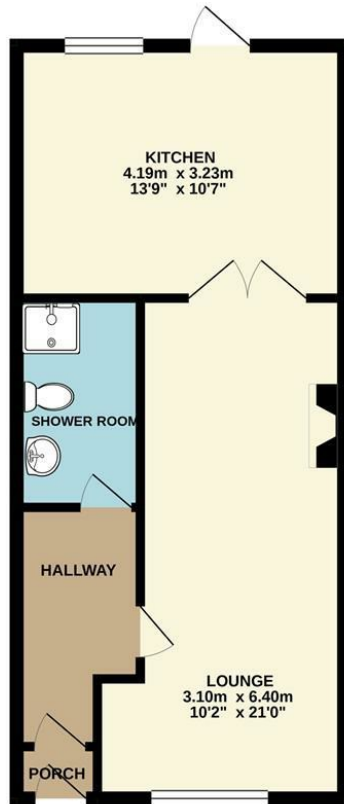
With off Street Parking

- Situated Over Three Floors
- First Floor Bathroom/wc
- Double Glazed
- Off Street Parking
- Potential Rental Income of £19,200PA









TOTAL FLOOR AREA : 87.0 sq.m. (936 sq.ft.) approx.

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.

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