



Hertford Road, Enfield, EN3 5AL Offers In The Region Of £285,000 Leasehold

****NEW 125 YEAR LEASE**** KINGS GROUP are delighted to offer this TWO BEDROOM GROUND FLOOR MAISONETTE. In our opinion this would make an ideal purchase for a FIRST TIME BUYER OR BUY TO LET OPPORTUNITY. This also benefits from Two Good sized Bedrooms, Spacious Living Area, Fitted Kitchen, Rear Gardens, and is offered on a chain free basis. Situated within close proximity to all local amenities including Ponders End Train Station offering great links into Tottenham Hale & London Liverpool Street.

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FRONT DOOR TO

ENTRANCE HALLWAY

With single radiator, storage cupboard, phone point, power points, carpeted flooring.

RECEPTION ROOM 15'0 x 11'0 (4.57m x 3.35m)

With double glazed window to front, coved and textured ceiling, single radiator, gas fireplace, power points, carpeted flooring.

KITCHEN 14'0 x 9'0 (4.27m x 2.74m)

With double glazed window to side and rear, range of base and wall units with roll top work surfaces, sink and drainer unit, electric oven/hob, space for fridge/freezer, plumbed for washing machine and dishwasher, single radiator, power points, lino flooring.

BEDROOM ONE 12'0 x 8'0 (3.66m x 2.44m)

With double glazed window to rear, coved ceiling, built-in wardrobe, single radiator, phone point, power points, carpeted flooring.

BEDROOM TWO 11'0 x 6'0 (3.35m x 1.83m)

With double glazed window to front, coved ceiling, single radiator, power points, carpeted flooring.

BATHROOM 8'0 x 6'0 (2.44m x 1.83m)

With frosted double glazed window to side, part tiled walls, panel enclosed bath, pedestal wash hand basin, low level W.C, single radiator, carpeted flooring.

GARDEN

Paved with plant and shrub borders, side access.

GROUND 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.
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