



**Ferndale Road, Enfield, EN3**  
**Chain Free £400,000 Freehold**

**Anthony Webb**  
ESTATE AGENTS

# Ferndale Road, Enfield, EN3

CHAIN FREE three bedroom mid terrace house located a few minutes walk to Enfield Lock mainline station into London Liverpool Street.

Ferndale Road is located off Ordnance Road and is within easy reach of local shops, bus routes, Albany Park and several good primary schools including Chesterfield and Key Meadow primary Schools.

The property which requires updating consists of a spacious living/dining space with doors to garden, kitchen, ground floor w.c, landing with two large storage cupboards and access to the loft storage space, two double bedrooms, one good size single bedroom, bathroom, double glazing, gas central heating, off street parking and east facing garden to rear.

Enfield Council Tax Band C

- Three bedrooms
- Mid terrace house
- Living/dining space
- Kitchen
- Guest ground floor w.c
- First floor bathroom
- Off street parking
- Rear garden



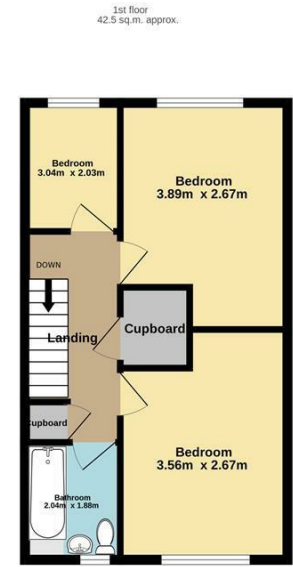
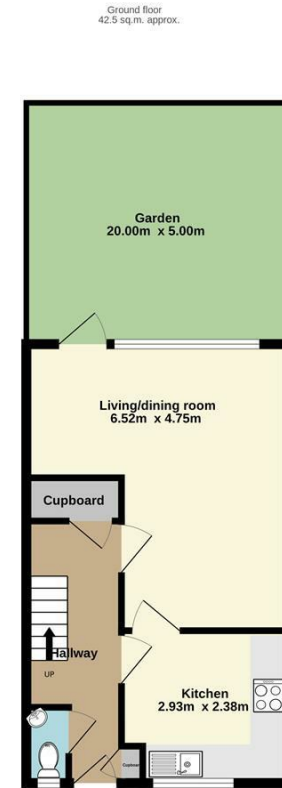


# Ferndale Road Enfield EN3 6DH

Tenure: Freehold  
Gross Internal Area: 914.00 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B		77	
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(17-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	



TOTAL FLOOR AREA: 85.0 sq.m. approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, 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 for 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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