



32 Fyfield Road, Enfield, EN1 3TL

- GROUND FLOOR
- Private garden
- Walking distance to Enfield Train Station
- Two double bedrooms

AVAILABLE END OF MAY! Lanes are pleased to offer this TWO DOUBLE BEDROOM, GROUND FLOOR maisonette which is located a stone's throw from Enfield Town Train Station. The property is a moment's walk to all local amenities such as shopping facilities, transport links, good schools and road networks such as the A10, M25 & A406.

The property benefits from its own private entrance, PRIVATE GARDEN, three piece bathroom, SEPERATE KITCHEN AREA, SPACIOUS LOUNGE/LIVING AREA, good sized bedrooms, electric heating throughout and much more.

Tenant Requirements:

This property requires a household income of £47,000 +.

£1,550 PCM



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			76
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		48	
(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	

