



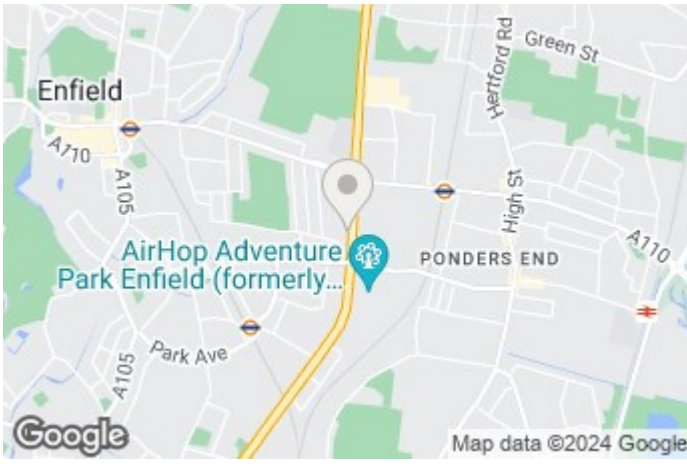
## 197 Great Cambridge Road, Enfield, EN1 1SG

Lanes Estate Agents are pleased to present to the market this extended three bedroom mid terrace house located within easy reach of the A10 road network. The property has many benefits to include off street parking, ground floor shower room, first floor bathroom, extended kitchen, garage to rear, gas central heating and more.

Located within 0.7 miles to both Bush Hill Park train station & 0.5 miles to Southbury Road Train station. A Stone's throw away from Morrisons supermarket, Enfield's retail park and leisure centre are a short walk away. Nearby to Enfield Town playing fields and the cinema complex. Viewing is highly recommended to fully appreciate this property. Call now.

The garage is not included in the tenancy

# £2,000 PCM



| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 81        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 63                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) 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   |  |                         |           |
| (21-38) F   |  |                         |           |
| (1-20) G  |  |                         |           |
| Not environmentally friendly - higher CO <sub>2</sub> emissions |  |                         |           |
| England & Wales   |  | EU Directive 2002/91/EC |           |

