



56E Tenniswood Road, Enfield, EN1 3LJ

£425,000





## 56E Tenniswood Road, Enfield, EN1 3LJ

Lanes Enfield are pleased to present this modern, bright and spacious three bedroom purpose built ground floor maisonette. The property benefits from having a spacious open plan kitchen/living space, spacious bedrooms, two bathroom, off street parking and its own rear garden. Additionally benefiting from a 999 YEAR LEASE.

Located within easy reach to Enfield Town centre and Enfield Town train station. Within close distance to the local high street, shops and bus routes. Lastly within catchment to local schools.

This property currently being rented for £2200 per calendar month (£26,400 per annum). Investors welcome and great for families looking for their first home!



### Hallway

Via front door, radiator, tiled floor, store cupboard, spotlights to ceiling, doors to:

### Kitchen/Reception

18'02" narrowing to 13'02" x 19'01" narrowing to 1 (5.54m narrowing to 4.01m x 5.82m narrowing to 3.43)

Wall and base units with rolled worktops, stainless steel sink drainer with mixer tap, integrated single oven, electric hob, extractor above, integrated fridge/freezer, space for washing machine, part tiled walls, tiled floor, double glazed bi- folding door to rear aspect leading to garden.

### Bedroom One

11'1" x 12'02" (3.38m x 3.71m)

Double glazed window to front aspect, radiator, laminate flooring, spotlights to ceiling.

### Bedroom Two

12'02" x 9'05" (3.71m x 2.87m)

Double glazed frosted window to side aspect, radiator, laminate flooring, spotlights to ceiling.

### Bedroom Three

12'02" narrowing to 8'11" x 7'1" (3.66m/0.61m narrowing to 2.72m x 2.16m)

Double glazed frosted window to side aspect, radiator, spotlights to ceiling, laminate flooring.

### Bathroom

Panel enclosed bath with mixer tap and shower attachment, vanity unit with mixer tap, low level wc, tiled walls, tiled floor, heated towel rail, spotlights to ceiling.

### Shower room

Walk in double shower cubicle with mixer tap and shower attachment, vanity unit with mixer tap, low level wc, tiled walls, tiled floor, heated towel rail, spotlights to ceiling.

### Rear Garden

Block Paved split level, side access.

### Reference

lanes property agents (lanes property agents)  
ET5149/PB/AX/PB/08042024











GROUND FLOOR  
842 sq.ft. (78.2 sq.m.) approx.

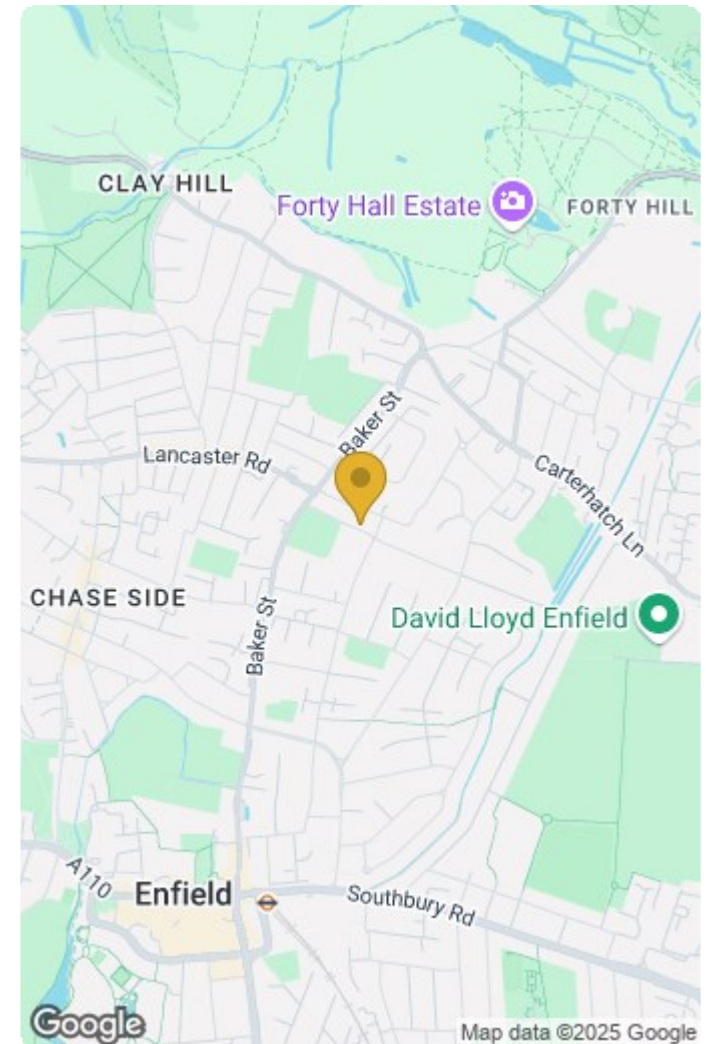


TOTAL FLOOR AREA : 842 sq.ft. (78.2 sq.m.) approx.

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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**IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS**

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.



**Energy Efficiency Rating**

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