



899 Great Cambridge Road, Enfield, EN1 4BX
£550,000



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Lanes Enfield are pleased to welcome to the market this Three Bedroom end of terrace house. Situated within easy access to the A10 road network this property has a rear kitchen extension, first floor bathroom, two reception rooms, large double garage to rear and more. Viewing is highly recommended to fully appreciate this property and this also has the added incentive of being sold with no onward chain. Call Now!



Inner Hallway

Frosted double glazed window to front aspect, laminate wood flooring, stairs leading to first floor landing, radiator, door leading to reception one and opening to reception two.

Reception One

14'2" (into bay) x 11'7" (4.32m (into bay) x 3.53m)

Double glazed bay window to front aspect, laminate wood flooring, radiator and French patio doors leading to reception two.

Reception Two

17'0" x 13'0" (5.18m x 3.96m)

Laminate flooring, open style fireplace, patio doors leading to kitchen/diner.

Kitchen/Diner

19'9" x 8'1" opening to 15'4" (6.02m x 2.46m opening to 4.67m)

(L-Shape) Dual aspect double glazed windows, eye and base level units with worktop surfaces, one and a half bowl sink with mixer tap and drainer unit, fitted electric oven with gas hob and extractor hood, space for washing machine and fridge/freezer, two radiators, tiled floor, part tiled walls and two sets of double glazed patio doors leading to rear garden.

First Floor Landing

Double glazed window to side aspect, loft access and doors leading to all rooms.

Bedroom One

14'7" (into bay) x 11'0" (4.45m (into bay) x 3.35m)

Double glazed bay window to front aspect, laminate flooring and radiator.

Bedroom Two

13'6" x 11'0" (4.11m x 3.35m)

Double glazed window to rear aspect, laminate wood flooring, fitted wardrobe and radiator.

Bedroom Three

7'4" x 6'10" (2.24m x 2.08m)

Double glazed window to front aspect, laminate wood flooring and radiator.

Shower Room

Frosted double glazed window to rear aspect, shower cubicle, pedestal wash hand basin with mixer tap, low flush W.C, radiator and part tiled walls.

Exterior - Front

Mainly laid to lawn with a bush border to front, concrete steps and pathway.

Exterior - Rear

Mainly patio paved, part decked and door leading to garage.

Garage

21'8" x 19'4" (max) (6.60m x 5.89m (max))

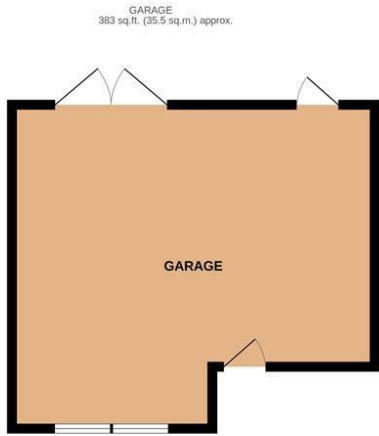
Two windows to front aspect, out swinging garage door, door leading to rear access, power and lighting, door leading to rear garden.

Lanes Estate Agents Enfield Reference Number

ET5173/AX/AX/AX/160724





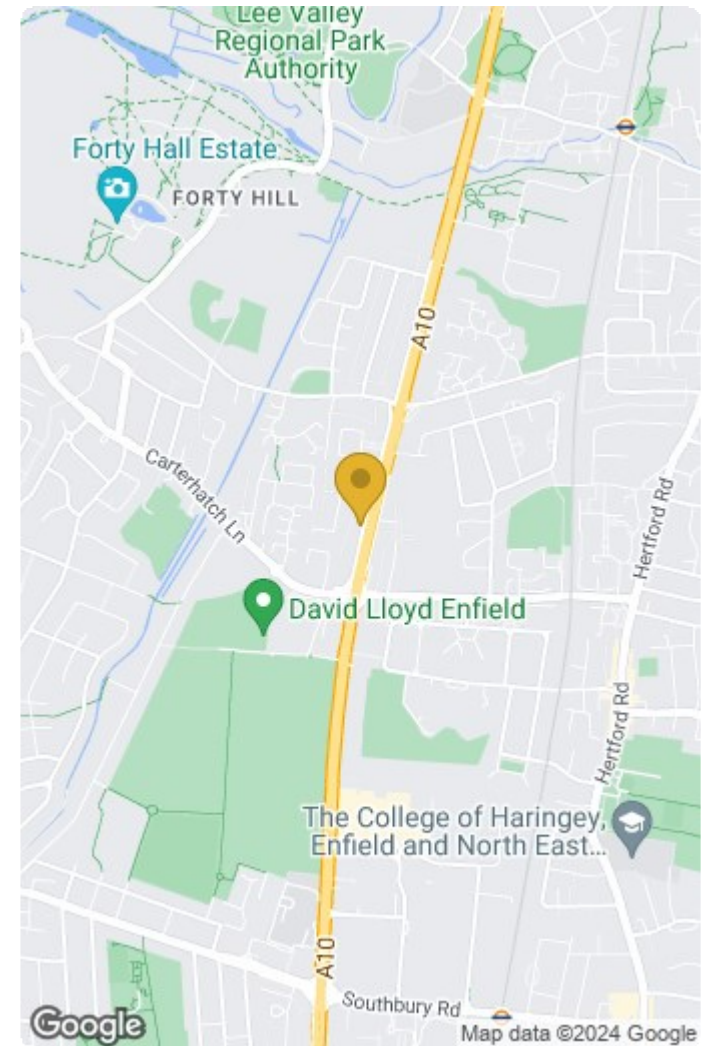


TOTAL FLOOR AREA : 1406 sq.ft. (130.6 sq.m.) approx.

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		Class	Band
Very energy efficient	Lower running costs	A	86
(92 plus)		B	
(81-91)		C	
(69-80)		D	
(55-68)		E	
(39-54)		F	
(1-38)		G	
Not energy efficient	Higher running costs		55
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Class	Band
Very environmentally friendly	Lower CO ₂ emissions	A	86
(92 plus)		B	
(81-91)		C	
(69-80)		D	
(55-68)		E	
(39-54)		F	
(21-38)		G	
Not environmentally friendly	Higher CO ₂ emissions		55
England & Wales		EU Directive 2002/91/EC	

