



70 Percival Road, Enfield, EN1 1QX  
Offers In Excess Of £500,000



## 70 Percival Road, Enfield, EN1 1QX

Lanes Enfield Town are pleased to present this charming and unique TWO BEDROOM END OF TERRACE home located on Percival Road in Enfield. Situated conveniently close to Bush Hill Park Station and Enfield Town, where you'll find an abundance of popular cafes, restaurants and shops.

Other benefits include a newly modernised 4 piece suite bathroom, two double bedrooms, a spacious kitchen/diner and an easy maintenance rear garden with side access. The property also features a large single garage with a dropped curb on Bert Way, providing guaranteed parking as well as ample storage.

This house offers a comfortable living arrangement for a small family due to good schools within walking distance such as George Spicer Primary & Bush Hill Park Primary School.

Don't miss out on the opportunity to make this delightful property your own. Book a viewing today!



### Hallway

Tiled floors, gas/electric meter cupboard, door to through lounge.

### Through Lounge

living room 15'2" x 13'8" dining room 12'1" x 12'5" (living room 4.63 x 4.17 dining room 3.70 x 3.79)

Double glazed bay windows to front aspect, laminate flooring, radiators x3, fireplace with capped gas supply, understairs cupboard and double doors into Kitchen.

### Kitchen

15'2" x 11'5" (4.63 x 3.48)

Double glazed window to rear aspect, tiled flooring, part tiled walls, integrated single oven with gas hob, extractor hood, stainless steel sink, space for washing machine and dishwasher, radiator, base level and eye level units. Double glazed doors to rear garden.

### First Floor Landing

Laminate flooring, storage cupboard, loft access, doors leading to Bedroom One, Bedroom Two and Bathroom.

### Bedroom One

14'4" x 12'5" (4.39 x 3.81)

Double glazed window to front aspect, laminate flooring, fitted wardrobes, radiator.

### Bedroom Two

10'0" x 11'8" (3.05 x 3.58)

Double glazed windows to rear, laminate flooring, radiator.

### Bathroom

7'4" x 11'8" (2.26 x 3.56)

Double glazed frosted window to rear aspect, tiled flooring, part tiled walls, freestanding bath with mixer tap and shower attachment, large single shower, vanity hand basin with mixer tap, low level close coupled W.C, spotlights, radiator and heated towel rail.

### Garden

Paved, gate for side access, tap, garage

### Garage

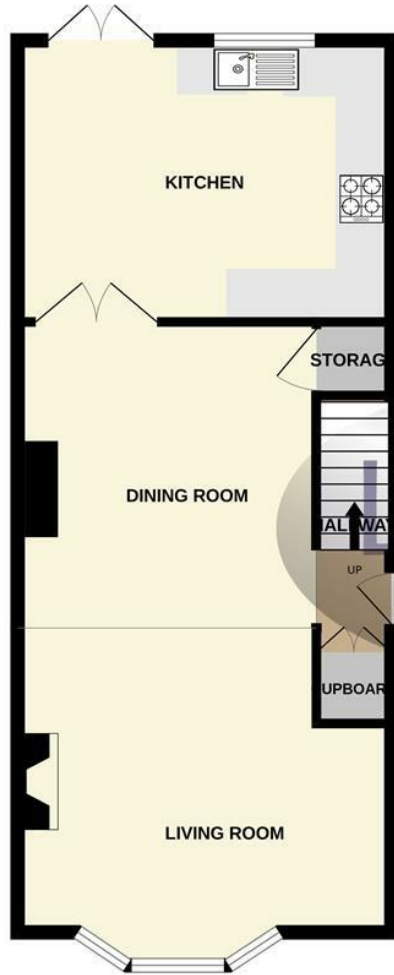
Single detached with power & lighting, remote controlled garage door. Window looking into garden.

**ET5178/CS/CS/AX/190824**





GROUND FLOOR  
548 sq.ft. (50.9 sq.m.) approx.



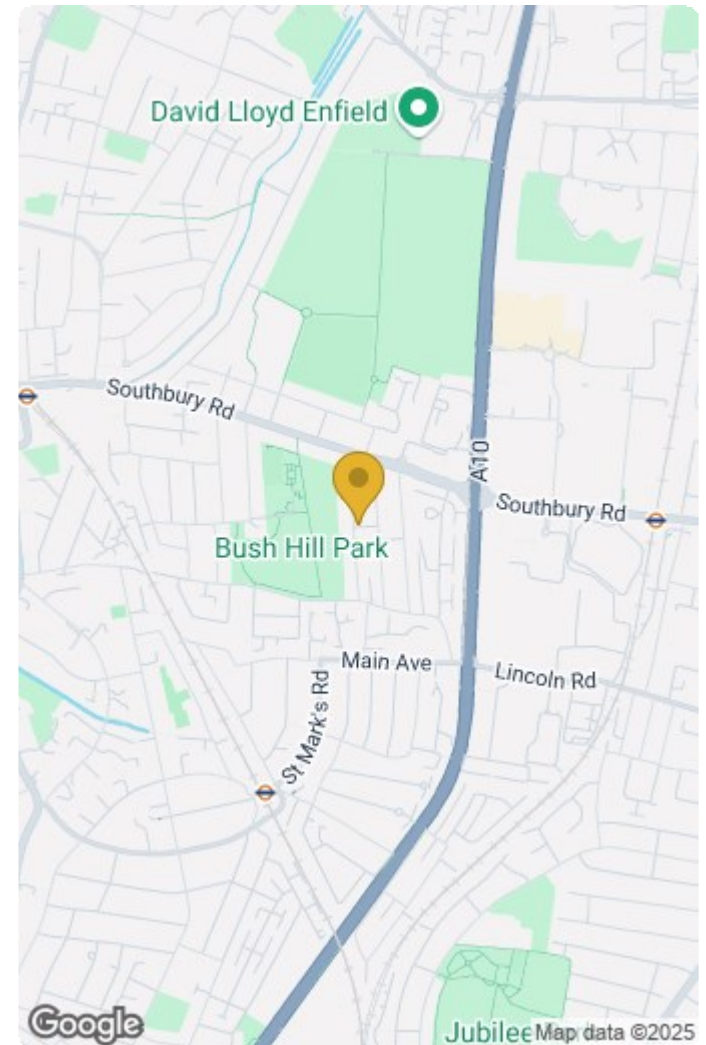
1ST FLOOR  
431 sq.ft. (40.1 sq.m.) approx.



TOTAL FLOOR AREA : 979 sq.ft. (91.0 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	

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