



82

86 Canonbury Road, Enfield, EN1 3LP

£350,000

Lanes
ESTATE AGENTS

86 Canonbury Road, Enfield, EN1 3LP

Welcome to this charming two-bedroom maisonette located on Canonbury Road in Enfield. This delightful property boasts a spacious reception room, and two cosy bedrooms, there is plenty of space for a small family, guests, or even a home office.

One of the highlights of this maisonette is the private rear garden, offering a tranquil outdoor space to enjoy a morning coffee or host a summer barbecue.

Situated on the first floor, this property provides a sense of privacy and security. With 96 years remaining on the lease, you can enjoy peace of mind and stability in your new home.

What's more, this maisonette is chain-free, making the buying process smoother and quicker for potential homeowners. Don't miss out on this fantastic opportunity to own a piece of Enfield in a convenient and desirable location.

Contact us today to arrange a viewing and take the first step towards making this lovely maisonette your new home.



Hallway

Loft access and doors leading to all rooms.

Lounge 14'3" x 11'4" (4.34m x 3.45m)

Double glazed window to front aspect and radiator.

Kitchen 11'2" x 7'1" (3.40m x 2.16m)

Double glazed window to rear aspect, eye and base level units with roll top worksurfaces, fitted oven with electric hob and extractor hood, stainless steel sink with mixer tap and drainer unit, space for washing machine and fridge freezer, radiator and part tiled walls.

Bedroom One 12'7" x 11'4" (3.84m x 3.45m)

Double glazed window to rear aspect and radiator.

Bedroom Two 11'2" x 8'6" (3.40m x 2.59m)

Double glazed window to front aspect and radiator.

Bathroom

Frosted double glazed window to side aspect, panel enclosed bath with mixer tap and shower attachment, low flush W.C, pedestal wash hand basin, radiator and part tiled walls.

Exterior - Rear

Mainly laid to lawn.

Lanes Estate Agents Enfield Reference Number

ET5207/AX/AX/AX/211124





FIRST FLOOR
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 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		Current	Potential
Very energy efficient - lower running costs	(92 plus) A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
			78
		62	
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	