



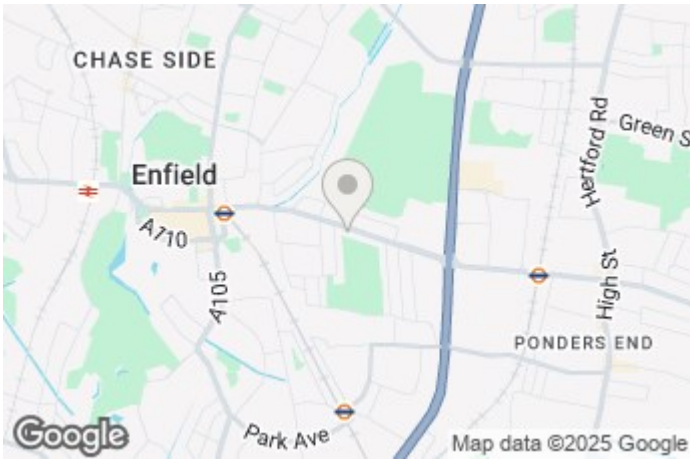
## 151B Southbury Road, Enfield, EN1 1QP

- LET BY LANES LETTINGS
- Two double bedrooms
- PRIME LOCATION
- Private garden
- DRIVEWAY for one car

\*LET PRIOR TO ONLINE MARKETING\* Lanes are pleased to offer this charming TWO DOUBLE BEDROOM, first floor property which is positioned on the popular Southbury Road. The property benefits from a driveway that accommodates one car, providing off-street parking in this desirable location. Residents will appreciate the proximity to Enfield Town and its array of shopping and leisure facilities, as well as convenient access to local train stations, making commuting a breeze.

As you enter up the first flight of stairs, you are welcomed by a bright landing that leads to an open-plan kitchen and living area, designed to maximise natural light. The kitchen is equipped with fitted appliances. The first floor also features a well-appointed double bedroom and a bathroom complete with a shower facility.

# £1,750



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			
<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) 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			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

