



53 Chalkwell Park Avenue, ENFIELD, EN1 2AN

Offers In Excess Of £425,000



## 53 Chalkwell Park Avenue, ENFIELD, EN1 2AN

Located within a stones throw to Enfield Town's multiple shopping facilities and transport links is this well presented two bedroom ground floor maisonette. The property has many benefits to include a newly fitted modern kitchen, off street parking, own private rear garden with direct access, share of freehold, two double bedrooms, conservatory and more. Viewing is highly recommended.



### Hallway

Laminate wood flooring, storage cupboard, radiator, doors leading to lounge, kitchen, bedroom one, bedroom two and bathroom.

### Lounge 14'0" x 13'4" (4.27m x 4.06m)

Carpet, radiator, fitted units, double doors to rear aspect, leading to conservatory.

### Conservatory 13'6" x 8'8" (4.11m x 2.64m)

Double glazed window to rear aspect, double glazed double doors leading to rear garden, laminate wood flooring and door leading from kitchen.

### Kitchen 10'7" x 6'7" (3.23m x 2.01m)

Double glazed window to rear aspect, eye and base level units with roll top work surfaces, integrated electric oven, four ring gas hob, fitted extractor above, integrated microwave, space for washing machine or dishwasher, stainless steel sink drainer with mixer tap, part tiled walls.

### Bedroom One 15'9" into bay x 12'5" (4.80m into bay x 3.78m)

Double glazed bay window to front aspect, fitted wardrobes, radiator, carpet.

### Bedroom Two 12'2" x 9'6" (3.71m x 2.90m)

Double glazed window to front aspect, radiator, carpet.

### Bathroom

Frosted double glazed window to side aspect, panel enclosed bath with mixer tap and wall mounted shower, vanity sink with mixer tap, low flush W.C, heated towel rail, tiled walls and floor.

### Exterior - Rear

Part patio paved with the rest laid to lawn and mature shrubs.

### Exterior - Front

Off street parking for one vehicle, small front garden with a pond, external bike storage shed.

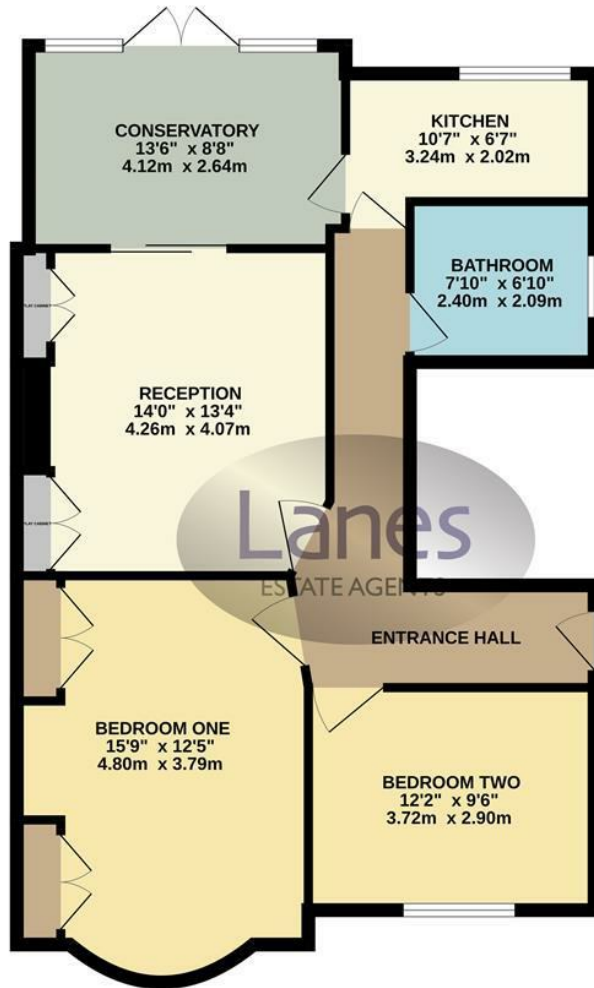
### Lanes Estate Agent Enfield Property Reference

ET5083/AX/PB/AX/280723





GROUND FLOOR  
839 sq.ft. (77.9 sq.m.) approx.



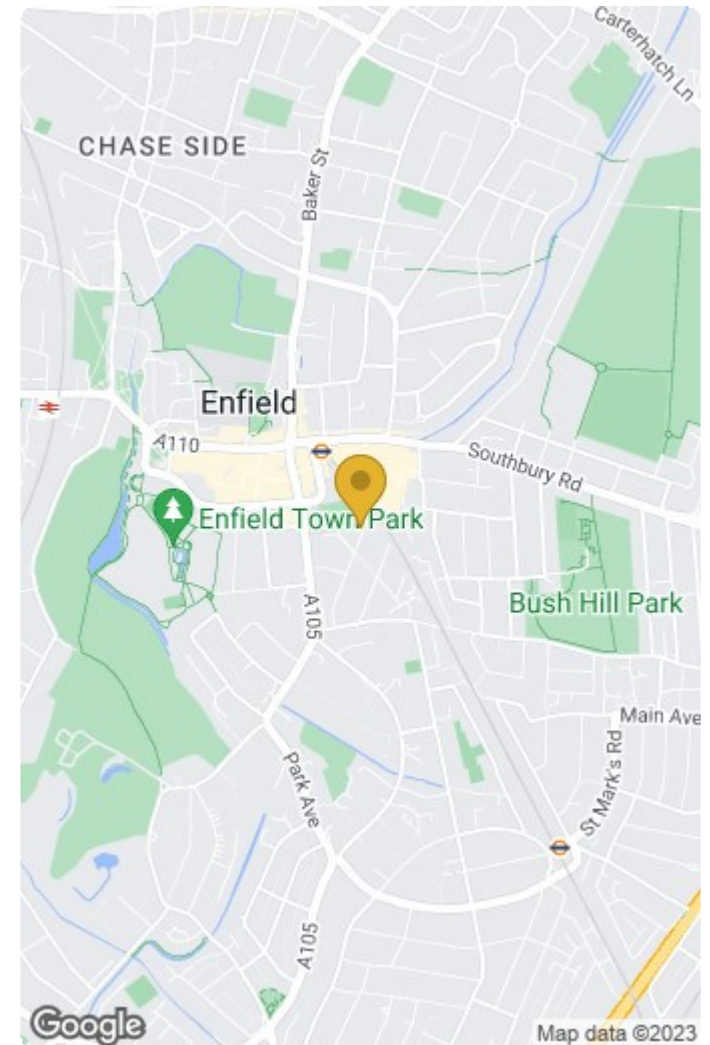
Lanes  
ESTATE AGENTS

TOTAL FLOOR AREA : 839 sq.ft. (77.9 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	Score
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 <sub>2</sub> ) Rating		Class	Score
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		
England & Wales		EU Directive 2002/91/EC	