



12 Village Park Close, Enfield, EN1 2SG

£425,000



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Lanes are pleased to present to the market this purpose built Two bedroom ground floor apartment. This attractive block is set within an electronic gated entrance and is situated in a convenient location just off Village Road and is within easy reach of Bush Hill Park British Rail station as well as Enfield Town. Benefits to the property include a spacious reception room, a well fitted kitchen, ensuite shower room to bedroom one, own patio area, allocated parking, additional visitors parking, share of freehold and more. Viewing is highly recommended to fully appreciate this property. Call now to avoid disappointment!



Inner Hallway

Laminate wood flooring, radiator, entry phone system, airing cupboard, doors leading to lounge, bedroom one, bedroom two and bathroom.

Lounge 15'5" x 12'6" (4.70m x 3.81m)

Double glazed windows to rear aspect, double glazed patio doors leading to own patio area, two radiators, laminate wood flooring and door leading to kitchen.

Kitchen 11'7" x 8'6" (3.53m x 2.59m)

Double glazed window to rear aspect, eye and base level units with roll top work surfaces, fitted oven, electric hob and extractor hood, stainless steel one and a half bowl sink with mixer tap and drainer unit, space for washing machine, tumble dryer, dishwasher and fridge/freezer, radiator, spotlights and part tiled walls.

Bedroom One 13'9" x 11'7" (4.19m x 3.53m)

Double glazed window to front aspect, fitted wardrobes, radiator and door leading to ensuite.

Ensuite

Shower cubicle, pedestal wash hand basin with mixer tap, low flush W.C, spotlights, radiator, tiled floor and tiled walls.

Bedroom Two 9'3" x 7'11" (2.82m x 2.41m)

Double glazed window to front aspect and radiator.

Bathroom

Tile enclosed bath with mixer tap and shower attachment, low flush W.C, pedestal wash hand basin with mixer tap, spotlights, radiator, and part tiled walls.

Patio Area

Patio area with access to communal gardens.

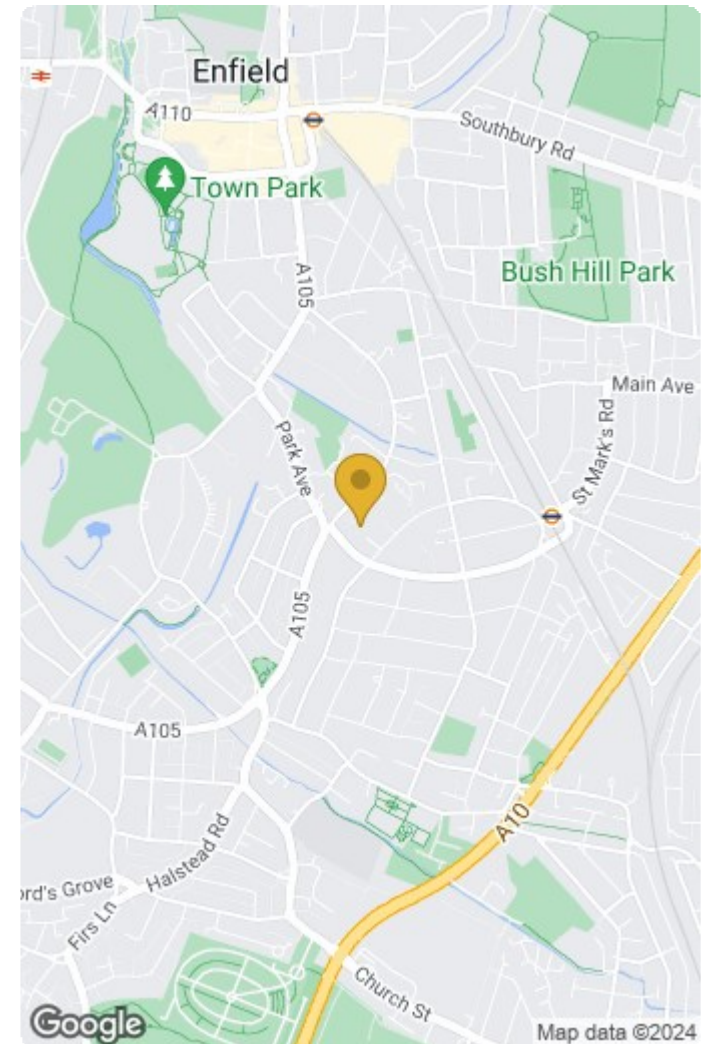
Lanes Estate Agents Enfield Reference

ET5118/AX/AX/AX/071223





GROUND FLOOR
635 sq.ft. (59.0 sq.m.) approx.

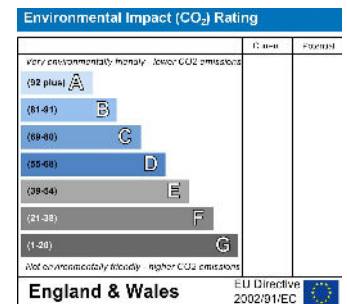
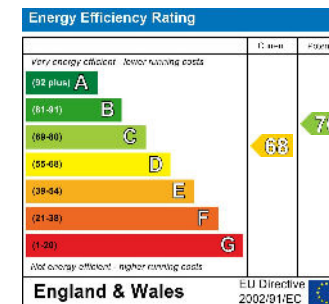


TOTAL FLOOR AREA : 635 sq.ft. (59.0 sq.m.) approx.

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.



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