



Flat 9 Wade House, 3 Village Road, Enfield, EN1 2DL

£385,000



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Lanes Estate Agents are pleased to present to the market this well priced, extremely spacious first floor flat in the highly sought after leafy Village Road location close to Enfield Town. This property has many benefits including generous sized dual aspect lounge, share of freehold, two double bedrooms, spacious kitchen and own garage. Situated within walking distance to all local amenities including Bush Hill Park Train Station & Enfield Town Station, Enfield Town shopping centre and all other local transport. Viewing highly recommended. Chain Free.



Inner Hallway

Laminate wood flooring, entry phone system, storage cupboard and doors leading to all rooms.

Lounge 18'2" x 11'4" (5.54m x 3.45m)

Double glazed window and laminate wood flooring.

Kitchen 10'6" x 7'4" (3.20m x 2.24m)

Double glazed window, eye and base level units with worktop surfaces, inset sink with mixer tap, fitted cooker with gas hob and extractor hood and part tiled walls.

Bedroom One 15'1" x 11'6" (4.60m x 3.51m)

Double glazed window and radiator.

Bedroom Two 11'6" x 7'5" (3.51m x 2.26m)

Double glazed window and radiator.

Bathroom

Frosted double glazed window, panel enclosed bath, pedestal wash hand basin, tiled walls and floor.

W/C

Frosted double glazed window, concealed low flush W.C, tiled floor and walls.

Garage

Lanes Estate Agents Enfield Reference

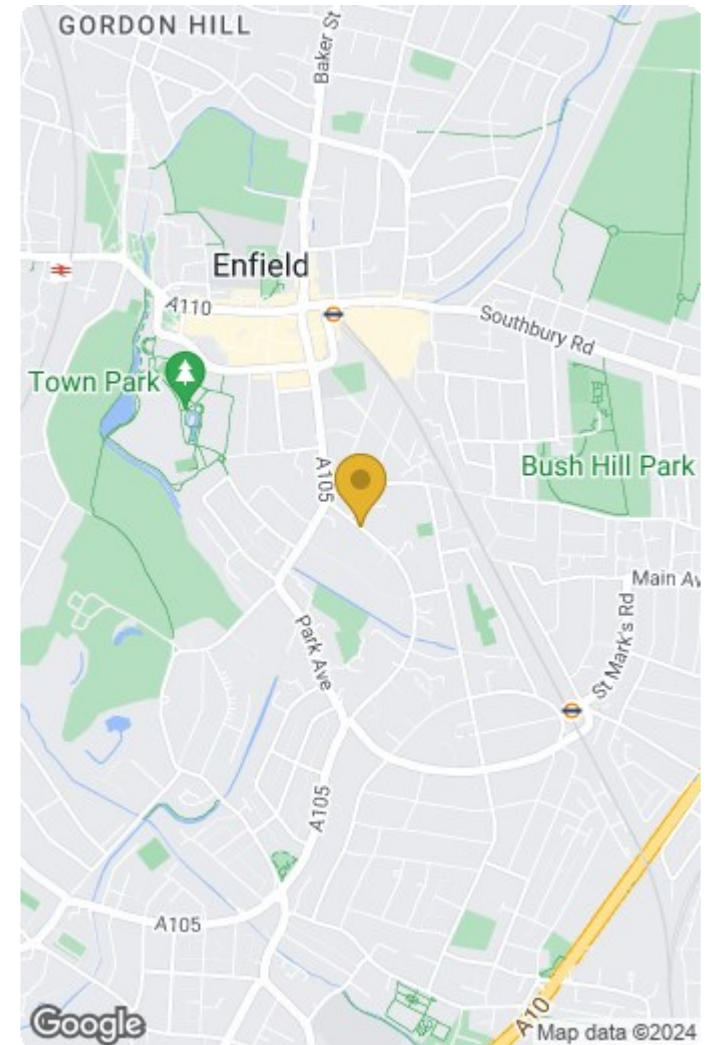
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NO PARKING
KEEP GARAGE
ACCESS
CLEAR

FIRST FLOOR
715 sq.ft. (66.4 sq.m.) approx.



TOTAL FLOOR AREA: 715 sq.ft. (66.4 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	Target
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		
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Target
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	

35 Church Street, London, EN2 6AJ

Tel: 020 8342 0101 Email: et@lanesproperty.co.uk www.lanesproperty.co.uk

