



39 Leighton Road, Enfield, EN1 1XJ
Offers In Excess Of £500,000



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Located within a short walk to Bush Hill Park Train station (0.2 miles) is this rarely available larger than average three bedroom tunnel linked 'Victorian' house. The property has many benefits to include through lounge, large kitchen, three double bedrooms, high ceilings, recently fitted first floor shower room, ground floor W.C and a south facing rear garden. Viewing is highly recommended.



Porch

Multi aspect windows and door leading to inner hallway.

Inner Hallway

Stairs leading to first floor landing, radiator and doors leading to lounge, kitchen and W.C.

Lounge

23'2" x 11'6" narrowing to 9'7" (7.06m x 3.51m narrowing to 2.92m)

Bay window to front aspect, double glazed window to rear aspect, decorative fireplace with tile and wooden surround, two radiators.

Kitchen

17'2" x 9'9" (5.23m x 2.97m)

Double glazed window to side aspect, double glazed patio doors leading to rear garden, eye and base level units with roll top work surfaces, stainless steel one and a half bowl sink with mixer tap and drainer unit, freestanding cooker, space for fridge/freezer, washing machine and dishwasher, radiator and part tiled walls.

W.C

Low flush W.C, sink with mixer tap, spotlights, tiled floor and walls.

First Floor Landing

Double glazed window to rear aspect, loft access, doors leading to all rooms.

Bedroom One

18'8" x 11'5" (5.69m x 3.48m)

Three double glazed windows to front aspect and radiator.

Bedroom Two

12'2" x 11'4" (3.71m x 3.45m)

Double glazed window to rear aspect and radiator.

Bedroom Three

11'8" x 7'2" (3.56m x 2.18m)

Double glazed window to side aspect and radiator.

Shower Room

Frosted double glazed window to rear aspect, walk in double shower cubicle with bespoke taps, floating concealed W.C, sink with mixer tap, spotlights, heated towel rail, tiled floor and walls.

Exterior - Front

Concrete with raised flower bed, gate with tunnel access leading to rear garden.

Exterior - Rear

South facing, mainly laid to lawn, concrete area, timber shed and gate leading to tunnel access.

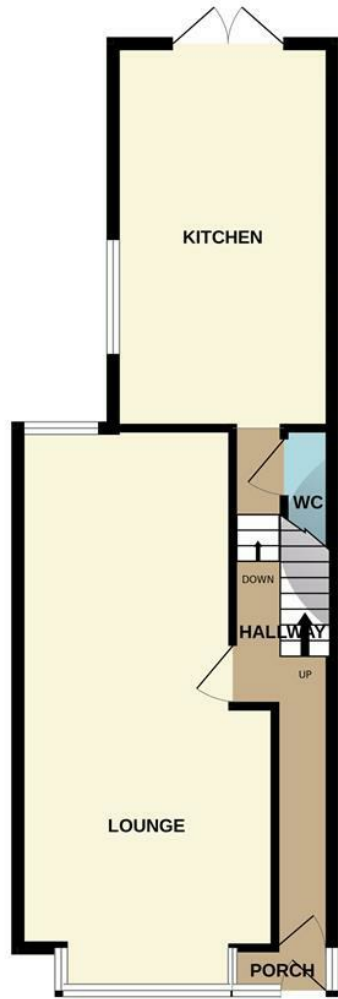
Lanes Estate Agents Enfield Reference

ET5130/PB/AX/AX/150224





GROUND FLOOR
517 sq.ft. (48.0 sq.m.) approx.



1ST FLOOR
600 sq.ft. (55.8 sq.m.) approx.

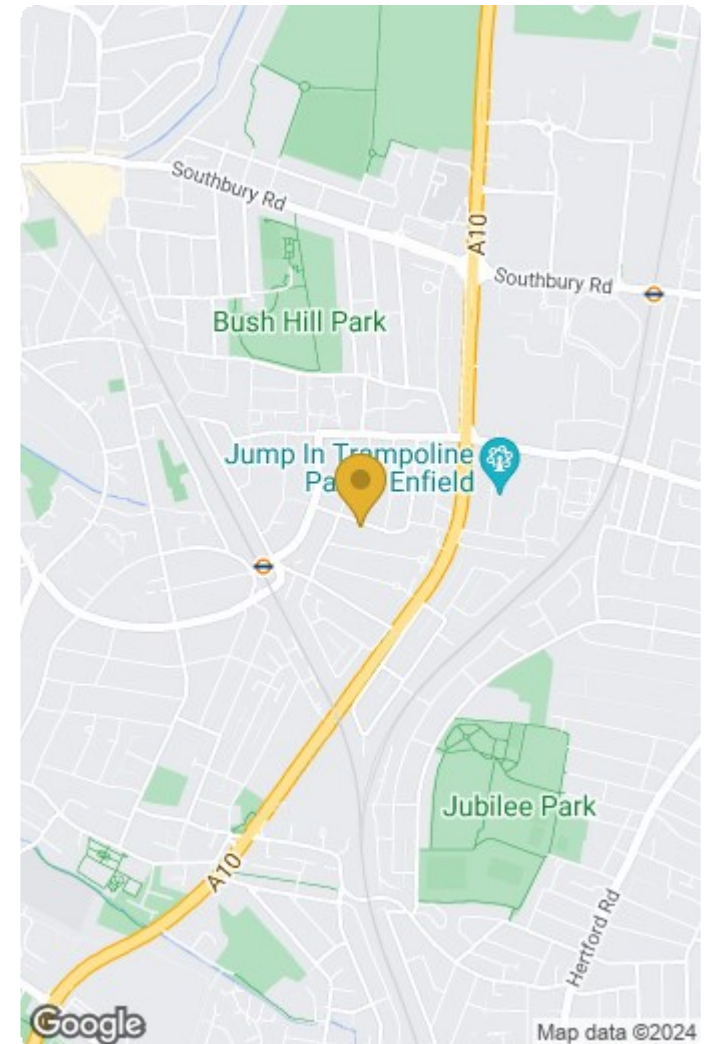


TOTAL FLOOR AREA: 1117 sq.ft. (103.8 sq.m.) approx.

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	Band
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		Class	Band
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	

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