



161 Dunraven Drive, Enfield, EN2 8LN

Offers Over £240,000



## 161 Dunraven Drive, Enfield, EN2 8LN

Lanes Enfield Town are delighted to offer this ONE BEDROOM FIRST FLOOR FLAT situated in a popular turning off 'The Ridgeway EN2' and a short walk away from Gordon Hill rail station. The property benefits from a Juliet balcony, double glazing, gas central heating, SHARE OF FREEHOLD, communal parking, communal gardens and more. Viewing is highly recommended.



### **Hallway**

Storage cupboard, door leading to bathroom and access to open plan living room/kitchen.

### **Open Plan Living Room/Kitchen**

20'4" x 11'5" (6.20m x 3.48m)

Living Room 13'7" x 11'5"

Double glazed window to rear aspect, radiator, door leading to bedroom one and open access to kitchen area.

Kitchen 7'10" x 7'6"

Eye and base level units with roll top worksurfaces, fitted oven, hob and extractor hood, space for washing machine and under counter fridge, stainless steel sink with mixer tap and drainer unit, part tiled walls and tiled floor.

### **Bedroom**

13'11" x 6'1" (4.24m x 1.85m)

Double glazed sliding door leading to Juliette balcony and radiator.

### **Bathroom**

Panel enclosed bath with mixer tap and shower attachment, vanity sink with mixer tap, low flush W.C, heated towel rail, tiled floor and tiled walls.

### **Lanes Estate Agents Enfield Property Reference**

ET5180/AP/AX/AX/020924





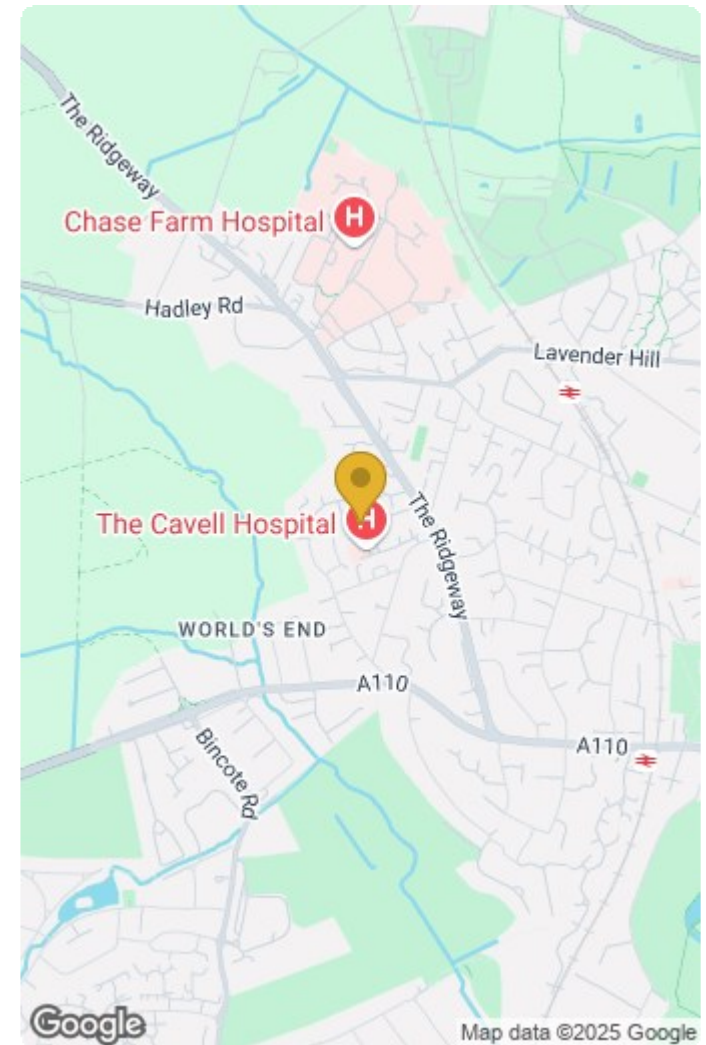
FIRST FLOOR  
343 sq.ft. (31.8 sq.m.) approx.



TOTAL FLOOR AREA : 343 sq.ft. (31.8 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		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			
England & Wales		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			
England & Wales		EU Directive 2002/91/EC	