



26 Hadrians Ride, Enfield, EN1 1DG

£280,000

Lanes
ESTATE AGENTS

26 Hadrians Ride, Enfield, EN1 1DG

Lanes are pleased to welcome to the market this three-bedroom split-level maisonette. Upon entering, you are greeted by a spacious lounge that invites relaxation, complemented by a separate dining room.

The property features a practical ground floor W.C, ensuring ease of access for guests and residents alike. Ascending to the first floor, you will find a well-appointed bathroom, serving the three generously sized bedrooms, each providing a peaceful retreat for rest and relaxation.

One of the standout features of this maisonette is its own private rear garden.

This property also benefits from its location, with local amenities and transport links within easy reach, making it an excellent choice.

In summary, this three-bedroom maisonette in Hadrians Ride is a fantastic opportunity for those seeking a spacious and well-equipped home in a vibrant community. Don't miss the chance to make this lovely property your own.



Hallway

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

W.C

Double glazed window to front aspect, low flush W.C, sink with pillar taps.

Lounge 14'9" x 10'7" (4.50m x 3.23m)

Dual aspect double glazed windows, radiator, under stair storage cupboard, access to dining room and door leading to kitchen.

Dining Room 9'7" x 8'5" (2.92m x 2.57m)

Double glazed window to rear aspect, double glazed sliding door leading to rear garden.

Kitchen 10'4" x 8'4" (3.15m x 2.54m)

Double glazed window to front aspect, eye and base level units with work top surfaces, stainless steel sink with pillar taps and drainer unit, freestanding cooker, part tiled walls and two storage cupboards.

First Floor Landing

Double glazed window to side, large airing cupboard, storage cupboard, doors leading to all rooms.

Bedroom One 11'7" x 9'8" (3.53m x 2.95m)

Double glazed window to rear aspect and radiator.

Bedroom Two 11'7" x 9'6" (3.53m x 2.90m)

Double glazed window to rear aspect and radiator.

Bedroom Three 9'7" x 7'9" (2.92m x 2.36m)

Double glazed window to front aspect and radiator.

Bathroom

Frosted double glazed window to front aspect, panel enclosed bath with pillar taps, wall mounted electric shower, pedestal wash hand basin with pillar taps. low flush W.C, radiator and part tiled walls.

Rear Garden

Part paved, rest laid to lawn.

Lanes Estate Agents Enfield Reference Number

ET5209/AX/AX/AX/261224





GROUND FLOOR
377 sq.ft. (35.0 sq.m.) approx.

1ST FLOOR
461 sq.ft. (42.8 sq.m.) approx.

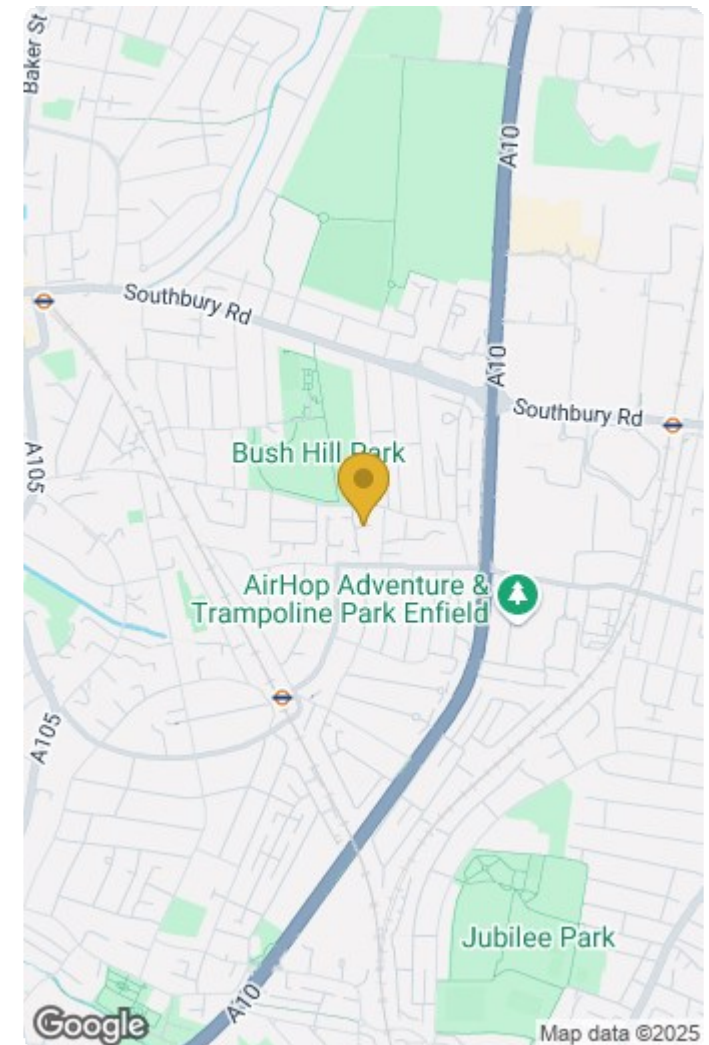


TOTAL FLOOR AREA : 838 sq.ft. (77.9 sq.m.) approx.

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		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 ₂) Rating		Current	Potential
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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