



31 Percival Road, Enfield, EN1 1QS

£460,000

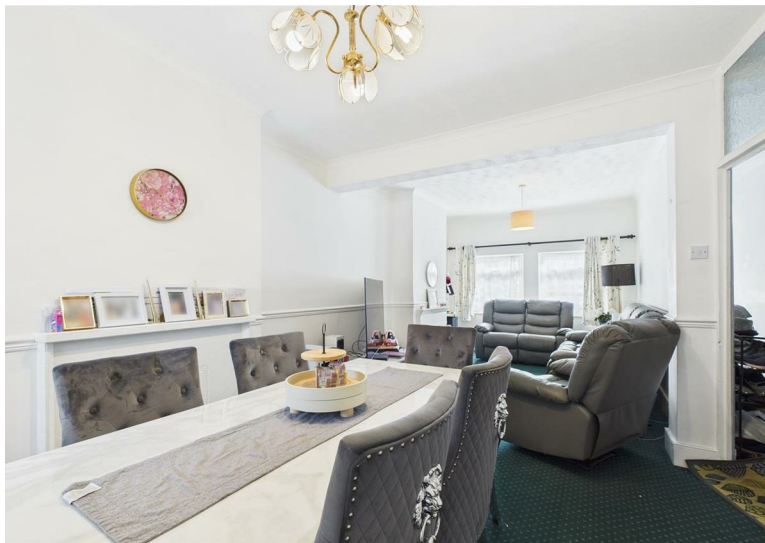
Lanes
ESTATE AGENTS

31 Percival Road, Enfield, EN1 1QS

Nestled on the charming Percival Road in Enfield, this delightful two-bedroom mid-terrace Victorian house offers a perfect blend of character and modern living. The property features two generously sized double bedrooms, providing ample space for relaxation and rest. The first-floor bathroom is conveniently located, ensuring ease of access for all residents.

One of the standout features of this home is its view overlooking Bush Hill Park, allowing you to enjoy the beauty of nature right from your window. The reception room is inviting and serves as a wonderful space for entertaining guests or enjoying quiet evenings at home.

This property is being offered chain-free, making it an ideal choice for those looking to move in without the hassle of lengthy waiting periods. With its prime location, this Victorian house presents an excellent opportunity for first-time buyers or those seeking a comfortable home in a desirable area. Don't miss the chance to make this lovely property your own.



Hallway

Stairs leading to first floor landing, radiator and door leading to lounge.

Lounge

25'0" x 10'6" opening to 11'3" (7.62m x 3.20m opening to 3.43m)

Dual aspect double glazed windows, two radiators, under stair storage cupboard and door leading to kitchen.

Kitchen

10'7" x 7'11" (3.23m x 2.41m)

Dual aspect double glazed windows, eye and base level units with granite worktop surfaces, fitted oven with gas hob and extractor hood, one and a half bowl sink with mixer tap and drainer unit, space for fridge/freezer and washing machine, spotlights, radiator, tiled floor and part tiled walls.

First Floor Landing

Loft access, doors leading to bedroom one, bedroom two and bathroom.

Bedroom One

14'0" x 12'1" (4.27m x 3.68m)

Double glazed window to front aspect and radiator.

Bedroom Two

12'6" x 7'11" (3.81m x 2.41m)

Double glazed window to rear aspect and radiator.

Bathroom

Double glazed window to rear aspect, four piece suite comprising of shower cubicle, panel enclosed bath with mixer tap and shower attachment, vanity sink with mixer tap, concealed low flush W.C, radiator and part tiled walls.

Exterior - Front

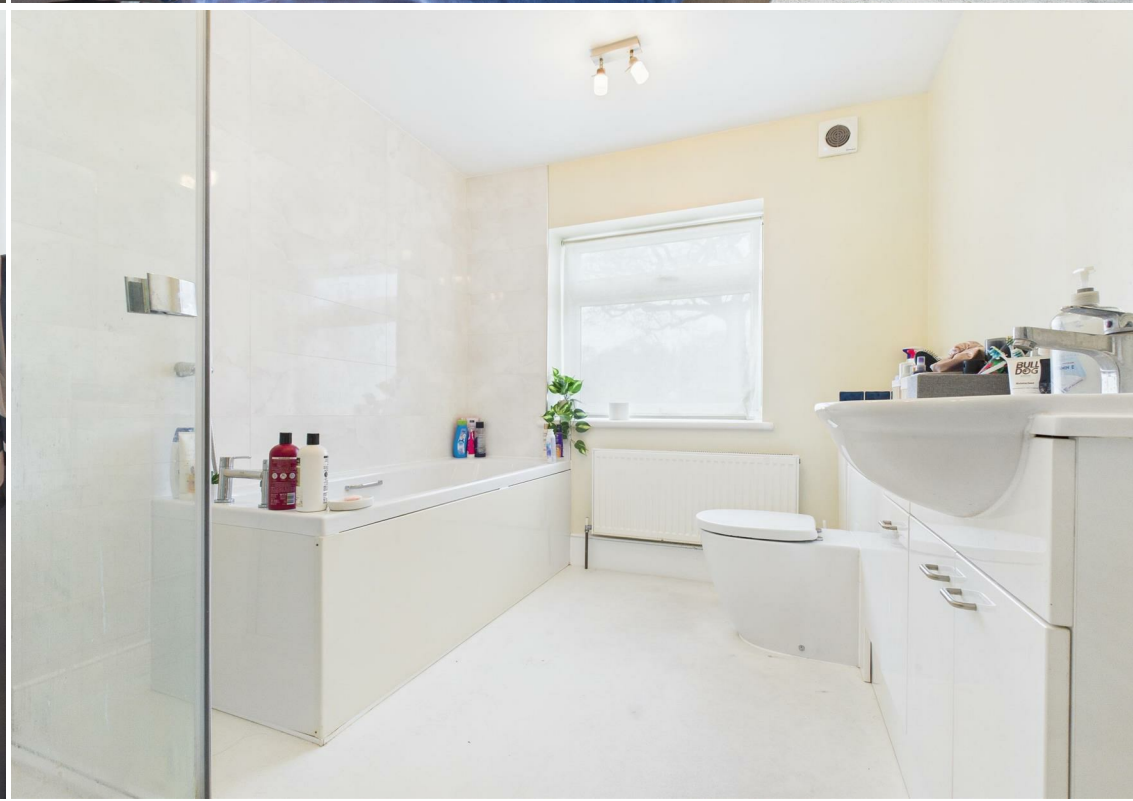
Concrete flooring and door leading to hallway.

Exterior - Rear

Mainly laid to lawn with flower bed borders.

Lanes Estate Agents Enfield Reference Number

ET5238/AX/AX/AX/310325







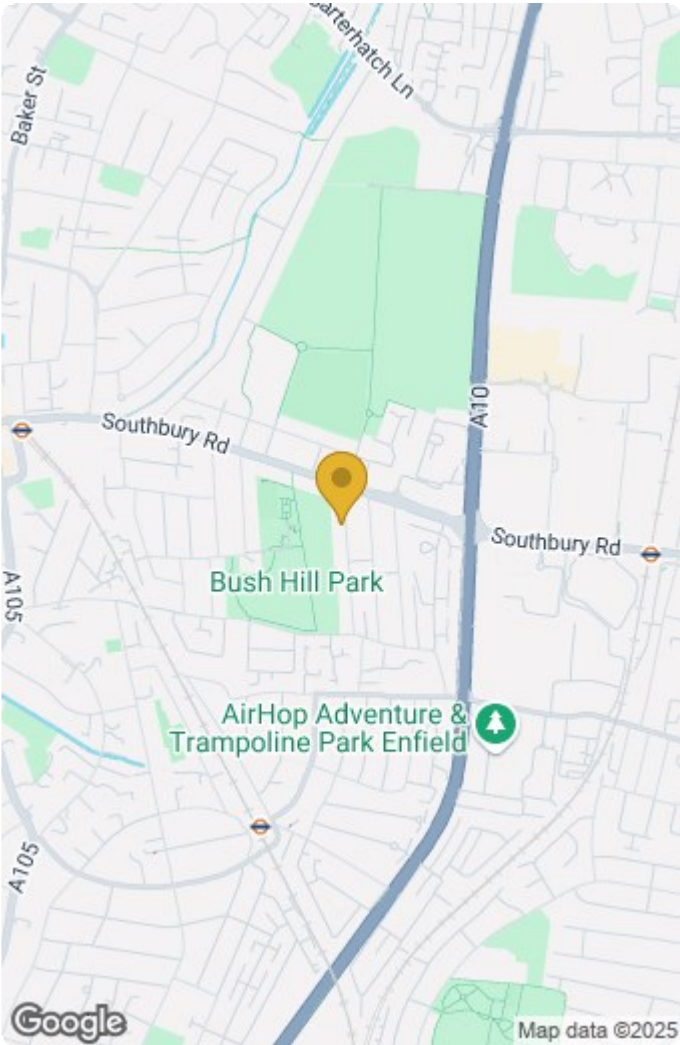
Approximate total area[®]
790.62 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations were based on RICS IPMS 3C standard. Please note that calculations were adjusted by a third party and therefore may not comply with RICS IPMS 3C.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		69
(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		

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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