



Flat 3 Cedarwood House 29 Culloden Road, Enfield, EN2 8QD
Offers In Excess Of £435,000



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Welcome to this charming two-bedroom ground floor apartment located at Cedarwood House, Enfield. This delightful flat offers a perfect blend of comfort and convenience, making it an ideal choice for both first-time buyers and those looking to downsize.

As you enter the property, you are greeted by a spacious reception room that provides a warm and inviting atmosphere, perfect for relaxing or entertaining guests. The apartment features two well-proportioned bedrooms, with the main bedroom benefiting from an ensuite shower room, ensuring privacy and comfort. The second bathroom is conveniently located for guests and residents alike.

One of the standout features of this property is its own private garden, offering a lovely outdoor space to enjoy fresh air and sunshine. Whether you wish to cultivate a small garden, or simply unwind with a good book, this garden provides a wonderful retreat.

The flat also comes with allocated parking, a valuable asset in this bustling area, ensuring that you have a designated space for your vehicle. With a generous 900+ year lease, you can enjoy peace of mind knowing that your investment is secure for many years to come.

Situated in a desirable location, this apartment is close to local amenities, schools, and transport links, making it easy to access everything you need. This property truly represents a fantastic opportunity to own a lovely home in Enfield. Do not miss the chance to make this charming flat your own.



Hallway

Large storage cupboard, separate airing cupboard, entry phone system, radiator, doors leading to lounge, kitchen, bathroom, bedroom one and bedroom two.

Lounge 23'6" x 11'4" (7.16m x 3.45m)

Double glazed sliding door leading to rear garden, frosted double glazed window to side aspect and two radiators.

Kitchen 12'6" x 6'1" (3.81m x 1.85m)

Frosted double glazed window to side aspect, eye and base level units with roll top work surfaces, one and a half bowl sink with mixer tap and drainer, fitted double oven with induction hob and extractor hood, integrated fridge/freezer, space for washing machine and dish washer, radiator and part tiled walls.

Bedroom One 12'9" x 11'4" (3.89m x 3.45m)

Double glazed window to front aspect, radiator, fitted wardrobes and door leading to ensuite.

Ensuite Shower Room

Frosted double glazed window to front aspect, shower cubicle, pedestal wash hand basin with mixer tap, low flush W.C, radiator and tiled walls.

Bedroom Two 10'6" x 8'3" (3.20m x 2.51m)

Double glazed window to front aspect, fitted wardrobes and radiator.

Bathroom

Tile enclosed bathe with mixer tap and shower attachment, pedestal wash hand basin with mixer tap, low flush W.C, radiator and tiled walls.

Garden

Paved with access to parking area.

Lanes Estate Agents Enfield Reference Number

ET5233/AX/AX/AX/180325





GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA: 732 sq.ft. (68.0 sq.m.) approx

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not energy efficient - higher running costs</i></p>		74	78
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 			

Environmental Impact [CO ₂] Rating		Current	Potential
<p><i>Very environmentally friendly - lower CO₂ emissions</i></p> <p>(92 plus) A</p> <p>(81-91) B</p> <p>(69-80) C</p> <p>(55-68) D</p> <p>(39-54) E</p> <p>(21-38) F</p> <p>(1-20) G</p> <p><i>Not environmentally friendly - higher CO₂ emissions</i></p>			
<p>England & Wales</p> <p>EU Directive 2002/91/EC</p> 