



1119 Great Cambridge Road, Enfield, EN1 4DB

Offers In Excess Of £450,000

Lanes  
ESTATE AGENTS

# 1119 Great Cambridge Road, Enfield, EN1 4DB

Lanes Enfield are pleased to welcome to the market this three-bedroom extended mid-terrace house. The property boasts a spacious reception room and presents an excellent opportunity for those looking to create their dream home.

While the property is in need of modernisation, it offers a blank canvas for buyers to infuse their personal style and preferences.

One of the standout features of this property is the off-street parking, complemented by a garage to the rear, providing ample space for vehicles and additional storage. The location offers easy access to the A10 and M25 road networks, making commuting and travel straightforward.

This property is a fantastic opportunity for those willing to invest in a home that can be transformed into a modern haven. With its potential and prime location, it is not to be missed.



## Hallway

### Open Plan Living Room/Kitchen

33'0" x 16'1" narrowing to 10'8" (10.06m x 4.90m narrowing to 3.25m)

### First Floor Landing

**Bedroom One** 13'0" x 9'9" (3.96m x 2.97m)

**Bedroom Two** 9'11" x 9'9" (3.02m x 2.97m)

**Bedroom Three** 7'0" x 6'2" (2.13m x 1.88m)

**Shower Room** 6'0" x 5'5" (1.83m x 1.65m)

### Exterior - Front

### Exterior - Rear

**Garage** 17'0" x 14'0" (5.18m x 4.27m)

### Lanes Estate Agents Enfield Reference Number

ET5294/AX/AX/AX/081025





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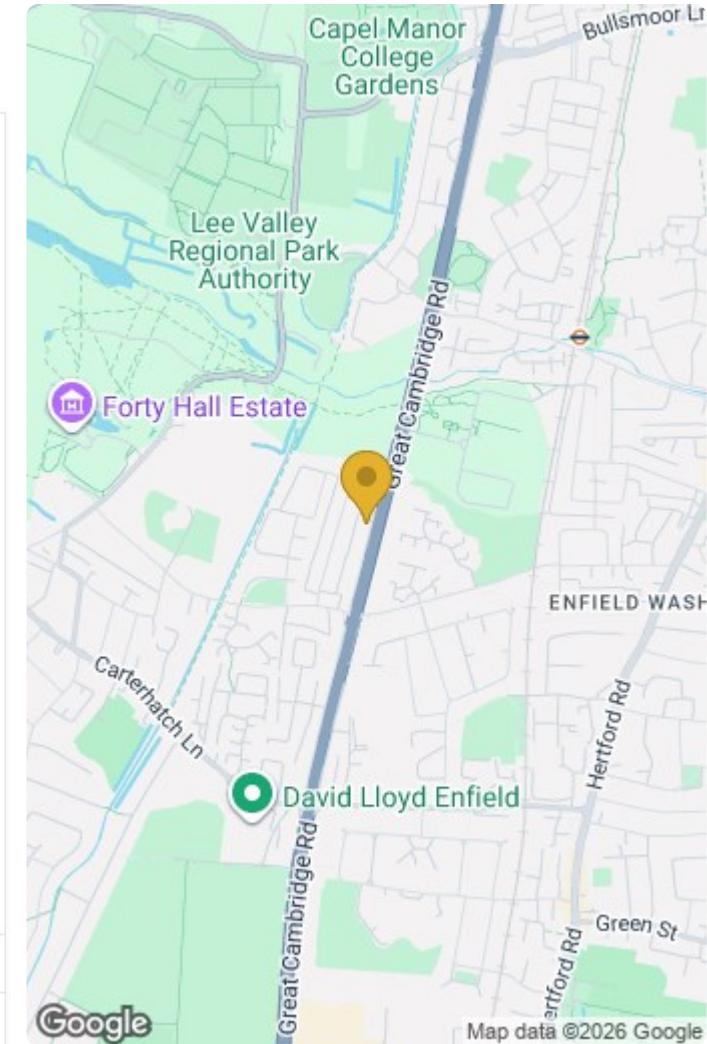


Approximate total area<sup>(1)</sup>  
98.3 m<sup>2</sup>



(1) Excluding balconies and terraces  
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360



Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
		Current	Potential
Very energy efficient - lower running costs (92 plus)	A	86	
(81-91)	B	78	
(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	

#### 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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