



Lanes  
LETTINGS

## 22 St. Andrews Road, Enfield, EN1 3UB

- AVAILABLE NOW WITH LANES LETTINGS!
- IN THE HEART OF ENFIELD TOWN
- TWO DOUBLE BEDROOMS
- PRIVATE GARDEN

AVAILABLE EARLY MARCH! Positioned in the heart of Enfield Town, this charming ground floor maisonette on St. Andrews Road offers a superb blend of period character and modern living. The home is perfectly located within walking distance of Enfield Town's shopping centre, restaurants, whilst just a stone's throw from Enfield Town Train Station, and benefits from excellent road links via the A10.

Accommodation begins with a welcoming entrance hallway that runs from the front to the rear of the property. To the front are two spacious double bedrooms, both enhanced by high ceilings that create a bright and airy feel. The second bedroom features a decorative mantelpiece, adding character and charm.

Further along the hallway is a neutrally decorated three-piece bathroom suite with a shower facility. The well-appointed kitchen offers ample storage, includes appliances, and provides direct access to the

£1,850



Energy Efficiency Rating	
	Current
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	
<b>England &amp; Wales</b>	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
	Current
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
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