



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	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		
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