



Derby Road, Enfield, EN3 4AJ

welcome to
Derby Road, Enfield

Rarely available, ground floor two bedroom purpose built garden maisonette situated in this quiet residential turning, just minutes from local shops, parks, schools and within easy access of Southbury Road Rail Station (Liverpool Street Line) and retail parks.

The property is in good condition and is offered on a chain free basis.





Entrance Hall

Wood laminate floor, understairs storage/meter cupboard.

Lounge

17' 10" x 11' 7" (5.44m x 3.53m)

Wood laminate floor, double radiator, door to kitchen.

Dual Aspect Kitchen

11' 10" x 7' 5" (3.61m x 2.26m)

Fitted in a range of matching base and wall cupboards, vinyl floor, large storage cupboard, stainless steel sink and drainer with tiled splashback, plumbing for washing machine, space for cooker.



Inner Hall

Fitted carpet, doors to bedrooms one, two, bathroom & lounge.

Bedroom One

13' 7" x 11' 4" (4.14m x 3.45m)

Fitted carpet, radiator.

Bedroom Two

13' 3" x 10' 2" (4.04m x 3.10m)

Fitted carpet, radiator.

Bathroom

Comprises a low flush WC, pedestal basin with tiled splashback, panelled bath with mixer tap and shower attachment, curtain and rail, window to side, vinyl floor, radiator, extractor fan.

Outside

Front Garden

Laid to lawn.

Rear Garden

Approximately 30' laid to lawn with side access and security lights.



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- Spacious Lounge
- Own Front And Rear Garden
- Two Double Bedrooms
- Long Lease
- Chain Free

Tenure: Leasehold EPC Rating: D

This is a Leasehold property with details as follows; Term of Lease 189 years from 15 Jun 1971. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£300,000



Please note
the marker
reflects the
postcode
not the
actual
property

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Property Ref:
ENF104318 - 0002

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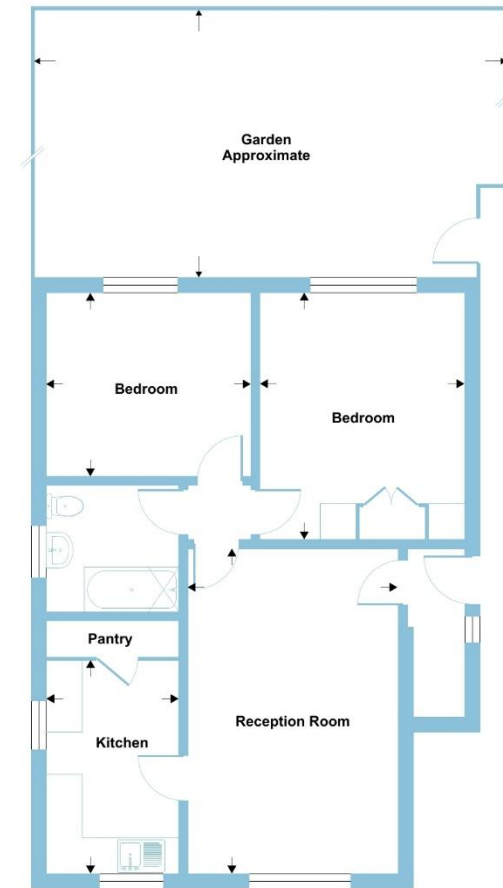
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Approximate Area = 713 sq ft / 66.2 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2024. Produced for Barnard Marcus. REF: 1132205




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