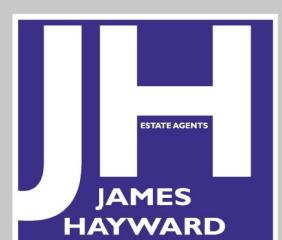




Worcesters Avenue | | Enfield | EN1 4NB

Asking Price £295,000



Key features

- FIRST FLOOR FLAT/RECENTLY REDECORATED THROUGHOUT/ OFFERED CHAIN FREE
- TWO DOUBLE BEDROOMS
- GOOD SIZED RECEPTION-DINING ROOM
- GENEROUS SIZED KITCHEN WITH DIRECT ACCESS TO FIRE EXIT
- THREE PIECE BATHROOM SUITE
- SOLE USE OF GARDEN AREA
- COMMUNAL WASHING AREA, BIN STORAGE & OWN PRAM SHED/CUPBOARD
- CLOSE TO MOTORWAY LINKS & BUS ROUTES
- WITHIN EASY REACH OF ENFIELD TOWN, RETAIL PARKS, SPORTS & LEISURE FACILITIES
- SHORT WALK FROM FORTY HALL ESTATE & LOCAL SCHOOLS



Description

We have pleasure in offering this first-floor flat in Worcesters Avenue, Enfield, which has recently been redecorated throughout and new flooring installed. The flat boasts a spacious 750 sq ft of space, perfect for comfortable living and offers, sole use of the garden seen from kitchen & second bedroom window. In addition, there are also communal areas for hanging washing, bin storage, plus the flat has a pram shed / storage area. Offered chain free.

This very pleasant property offers a good sized reception-dining room, ideal for entertaining guests or simply relaxing after a long day and features two bright and airy double bedrooms, providing ample space for a growing family or guests; there is also a large kitchen, offering direct access to a fire exit for added safety and convenience and a three piece bathroom suite.

The flat is ideally situated close to Worcester primary school and within easy reach of the picturesque Forty Hall Estate, where you can enjoy leisurely strolls in the beautiful surroundings whenever you desire. Additionally, the property's proximity to the A10/M25 ensures easy access to transportation links, making commuting a breeze. Enfield Town, retail parks, sports & leisure facilities are also within easy reach

Don't miss this fantastic opportunity to own a lovely flat with a garden and plenty of storage. Contact us today to arrange a viewing and make this property your new home!



Directions



A bright & spacious, first floor flat, offering ample living space for a growing family or guests, with the additional benefit of its own garden area. The property is ideally situated within easy reach of motorway links for those needing to commute, schools, green spaces, Enfield Town, sports and leisure facilities.



Floor plans



Ground Floor

First Floor



Worcesters Avenue

Approximate Gross Internal Floor Area : 69.80 sq m / 751.32 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		79
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



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