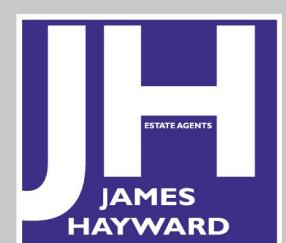




Sydney Road | | Enfield | EN2 6TS

Asking Price £350,000



Key features

- FIRST FLOOR CHARACTER CONVERSION
- ONE DOUBLE & ONE SINGLE BEDROOM
- BRIGHT & SPACIOUS RECEPTION-DINING ROOM
- MODERN FITTED KITCHEN
- THREE PIECE BATHROOM SUITE
- WEST FACING GARDEN
- CONVENIENTLY SITUATED FOR ENFIELD TOWN & MAIN LINE STATION
- GAS CENTRAL HEATING & DOUBLE GLAZED
- NEW BOILER 2025
- FULLY RE-WIRED 2023

Description

James Hayward are pleased to present a very desirable first-floor maisonette, ideally situated in Sydney Road, Enfield. This well presented property offers a delightful blend of comfort and convenience.

Spanning an impressive 689 square feet, the property features two well-proportioned bedrooms, making this an ideal purchase for first timers, a small family or for someone who works from home.

The flat also benefits from a good sized reception-dining room, a modern fitted kitchen, three piece bathroom suite and spacious hall way.

One of the standout features of this property however, is the private garden, providing a serene outdoor space for relaxation or gardening enthusiasts.

Situated just a short walk from Enfield Town Centre, residents will benefit from a variety of shops, restaurants, and local amenities, ensuring that everything you need is within easy reach, including Enfield Town main line station. This property presents an excellent opportunity for those looking to enjoy a comfortable lifestyle in a vibrant community.

In summary, this first-floor maisonette on Sydney Road is a rare find, combining modern living, outdoor space and convenient location. Do not miss the chance to make this delightful property your new home.

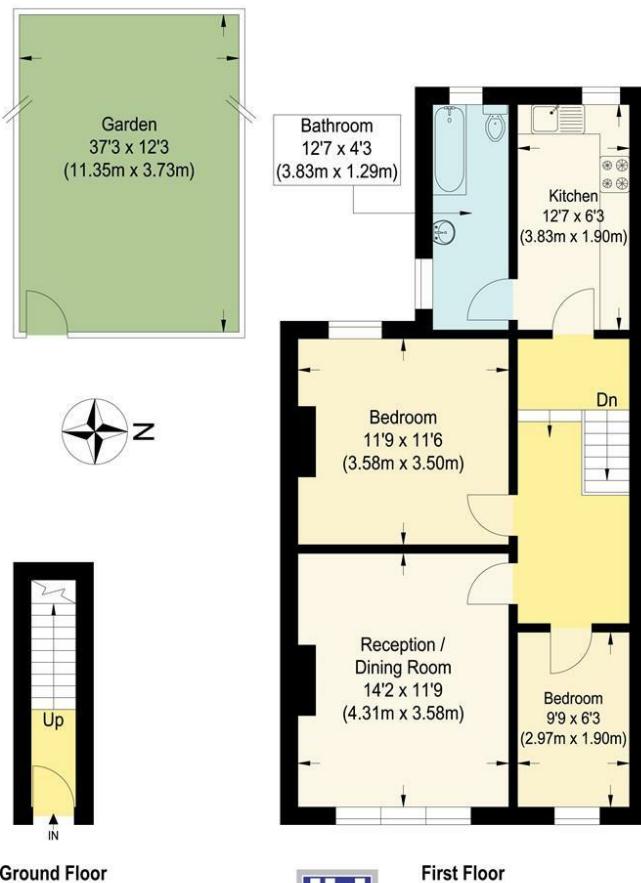
Directions



A very appealing and well maintained, two bedroom, first floor maisonette benefitting from good sized living accommodation and its own private garden. Enfield Town centre is a short walk from the property offering a wide variety of amenities and the main line station is also within easy reach.



Floor plans



Sydney Road

Approximate Gross Internal Floor Area : 61.0 sq m / 656.59 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		
(55-68) D	62	
(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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