

97 Uvedale Court, Uvedale Road, Enfield, EN2 6HD

Guide price £375,000

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PINDROP PROPERTY



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Guide price £375,000

Council Tax Band: D

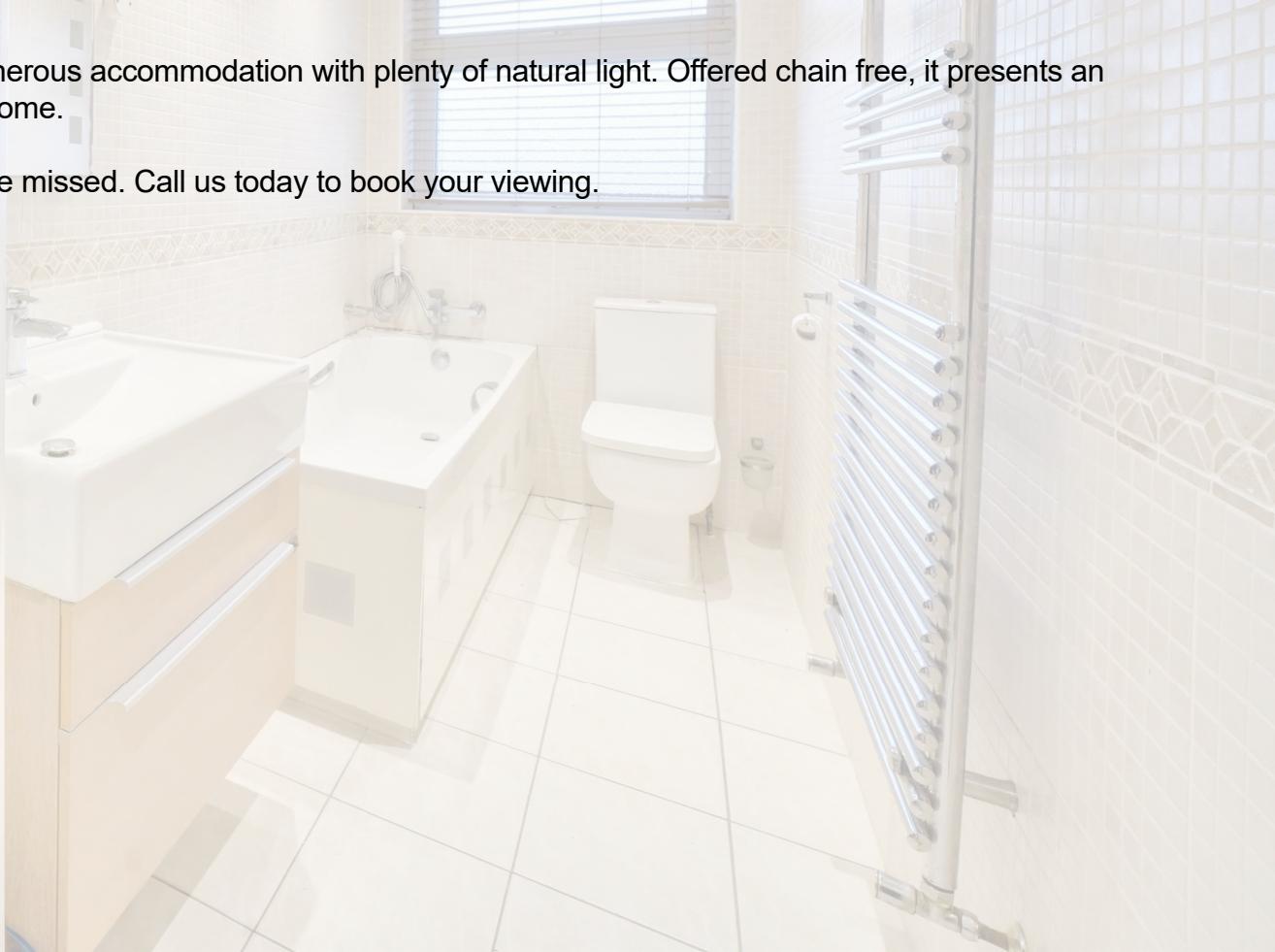
\*Guide Price £375,000 - £400,000\* Rarely Available Two-Bedroom First-Floor Maisonette with Share of Freehold, being sold Chain Free!

Situated in a sought-after location, this rarely available, two double-bedroom first-floor purpose-built maisonette offers an excellent opportunity for buyers seeking convenience and comfort. The property also boast a garage as well as loft access for plenty extra storage.

The property is ideally located within close proximity to Enfield Town, renowned for its extensive shopping facilities, parks, schools and excellent transport links. Local shopping parades and the vibrant amenities of Bush Hill Park are just a short stroll away, while Bush Hill Park rail station (Liverpool Street Line) ensures seamless access to central London. Additionally, Winchmore Hill and the prestigious Bush Hill Park Golf Course are nearby.

This spacious maisonette boasts a well-designed, providing generous accommodation with plenty of natural light. Offered chain free, it presents an ideal blank canvas for buyers looking to personalise their next home.

With its desirable location and potential, this property is not to be missed. Call us today to book your viewing.







- Share Of Freehold - Approx 988 Years remaining on Lease
- Chain Free
- First Floor
- Garage
- Loft Access
- Two Double Bedrooms
- Approx 962ft sq
- 0.6m to Enfield Town Train Station (London Liverpool Street)
- Close Walking Distance to Enfield Town Shopping Center
- Gas Central Heating



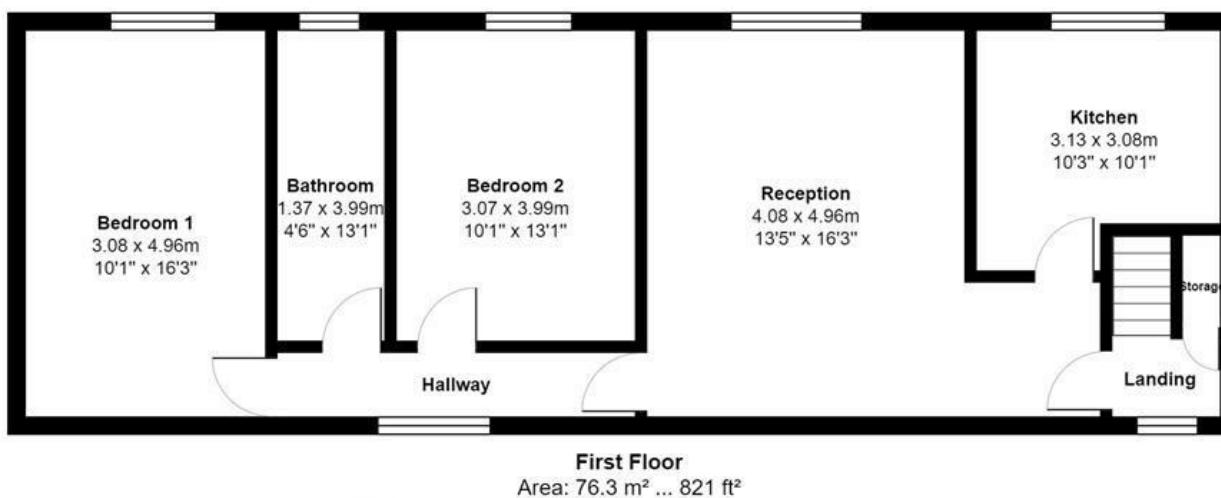
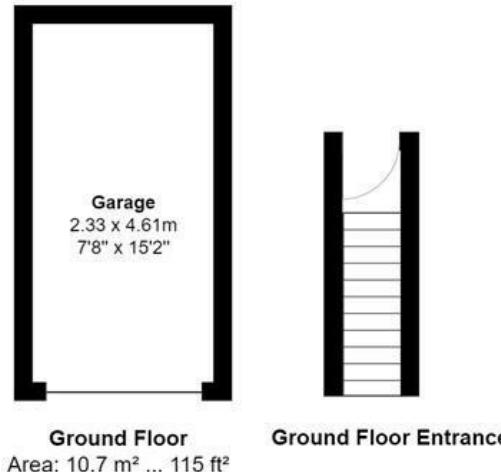


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Total Area: 89.4 m<sup>2</sup> ... 962 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**Energy Efficiency Rating**

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