

# Pentrich Avenue EN1

£399,995

FREEHOLD

 3 BEDROOMS

 1 BATHROOMS

 1 RECEPTIONS

## Details

- TWO DOUBLE-BEDROOM TERRACED HOUSE
- REQUIRES REDECORATION AND MODERNISATION THROUGHOUT
- SEPARATE OUTHOUSE ROOM
- 1ST FLOOR BATHROOM
- UPVC DOUBLE GLAZING & GAS CENTRAL HEATING
- APPROX 60FT REAR GARDEN
- FRONT OFF-STREET PARKING
- OFFERED CHAIN-FREE
- SEPARATE DRESSING ROOM/STUDY
- IDEALLY LOCATED FOR TRANSPORT LINKS AND SCHOOL CATCHMENT AREAS

EPC RATING: 58 (D)  
COUNCIL TAX: C

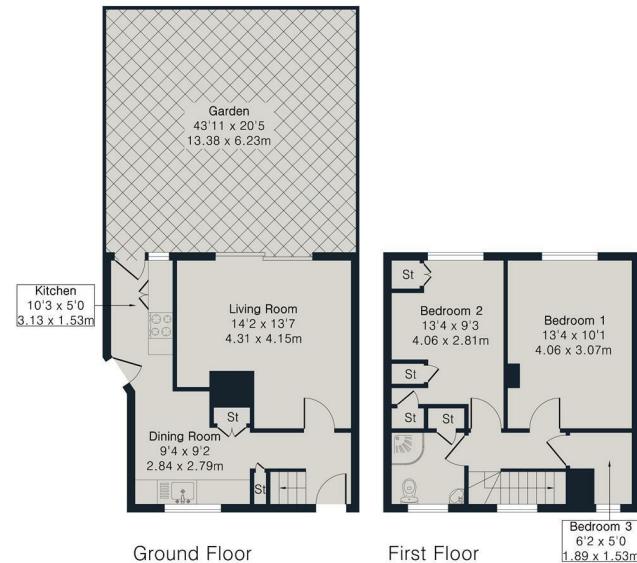
B R E E N S



**Approximate Gross Internal Area 749 sq ft - 70 sq m**

Ground Floor Area 364 sq ft - 34 sq m

First Floor Area 385 sq ft - 36 sq m



## Contact Us

020 8804 8989

[enfield@brends.property](mailto:enfield@brends.property)

[www.brends.property](http://www.brends.property)

557- 559 Hertford Road, Enfield, EN3 5UQ

All sizes are approximate. The Agent has not tested any apparatus, equipment, fixtures and fittings, or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their Solicitors or Surveyor. Photographs are for illustration purposes only and may depict items, which are not for sale or included in the sale price. References to tenure of a property are based upon Information supplied by the vendor. The agent has not had sight of the title documents, a buyer is advised to obtain verification from their solicitor.

Money Laundering Regulations 2003: Intending purchasers will be asked to produce identification, documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. These particulars are intended to give a fair description of the property only and are in no way guaranteed, nor do of any contract. They are issued on the express condition that all negotiations are conducted through BREENS Estate Agents. All subject to contract and to being unsold.