



## 27 Wolsey Road, Enfield, EN1 3QQ

**Offers In Region Of £425,000.00**

C&N Estate Agents are pleased to present this three bedroom tunnel link terrace house to the market in need of renovation.

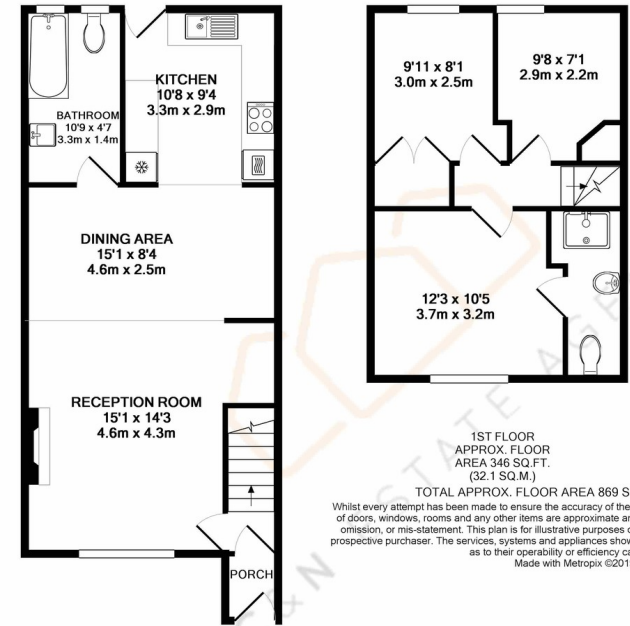
Featuring an Open Reception and Dining Area, Downstairs Bathroom, a Kitchen, an Ensuite to the Master Bedroom, off-street parking, and a large garden with a shed at the rear. The property offers potential for improvement and customisation to suit the buyer's preferences and style.

The property is located within a few minutes walking distance to Bishops Stopford Secondary School and Suffolks Primary School. Wolsey Road comes off Brick Lane which joins on the main street of Hertford Road where there are many amenities such as mini markets and post offices.

Transport links that take you to Enfield Town and Enfield Retail Park which offers the big retail store such as Next, Sports Direct, Dunelm and B&Q to name a few.

Closest Overground stations are Southbury Station and Brimsdown station taking you direct to London Liverpool Street, Tottenham Hale and Stratford International.

- **INVESTMENT OPPORTUNITY**
- **CHAIN FREE**
- **Off Street Parking**
- **Walking Distance to Bishops Stopfords School**



TOTAL APPROX. FLOOR AREA 869 SQ.FT. (80.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		Current	Potential
Vary energy efficient - lower running costs			
(92+)	A		
(81-91)	B		82
(69-80)	C		
(55-68)	D	60	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
WWW.EPC4U.COM			

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements