



MiHomes

26
- QUEENS ROAD -



Attractive first-floor maisonette combining spacious accommodation, private outdoor space and move-in ready condition

Two bedroom property. Guide price £350,000 – £375,000

This well-presented two double bedroom maisonette offers generous accommodation extending to approximately 1,357 sq ft overall, including access to a substantial loft space which provides excellent additional storage.



The property is in good condition throughout and features a modern, well-appointed kitchen, making it an ideal choice for a buyer looking for a home that is ready to move into. The layout is practical and comfortable, with well-proportioned living space and two bedrooms suited to first-time buyers, downsizers or investors alike.

One of the standout features of this maisonette is its own private garden, offering valuable outdoor space for relaxing, entertaining or gardening, a real bonus for a property of this type.

While there is no allocated parking, residents are eligible to apply for a permit for on-street parking, which is available directly on Queens Road.

This property would make a fantastic starter home for anyone looking to step onto the property ladder, combining space, condition and location in equal measure.





Location

Located on Queens Road, EN1, the property is well positioned for a wide range of local amenities, including shops, cafés, supermarkets and leisure facilities, all within easy reach. Enfield Town is nearby, offering a broader selection of retail outlets, restaurants and services.

Transport links are excellent, with good bus connections serving the surrounding area and rail services from Enfield Town and nearby stations, providing convenient access into Central London and beyond.

For motorists, the property benefits from easy access to major road links, including the A10, A406 (North Circular) and M25, making it ideal for commuters and those who travel regularly by car.



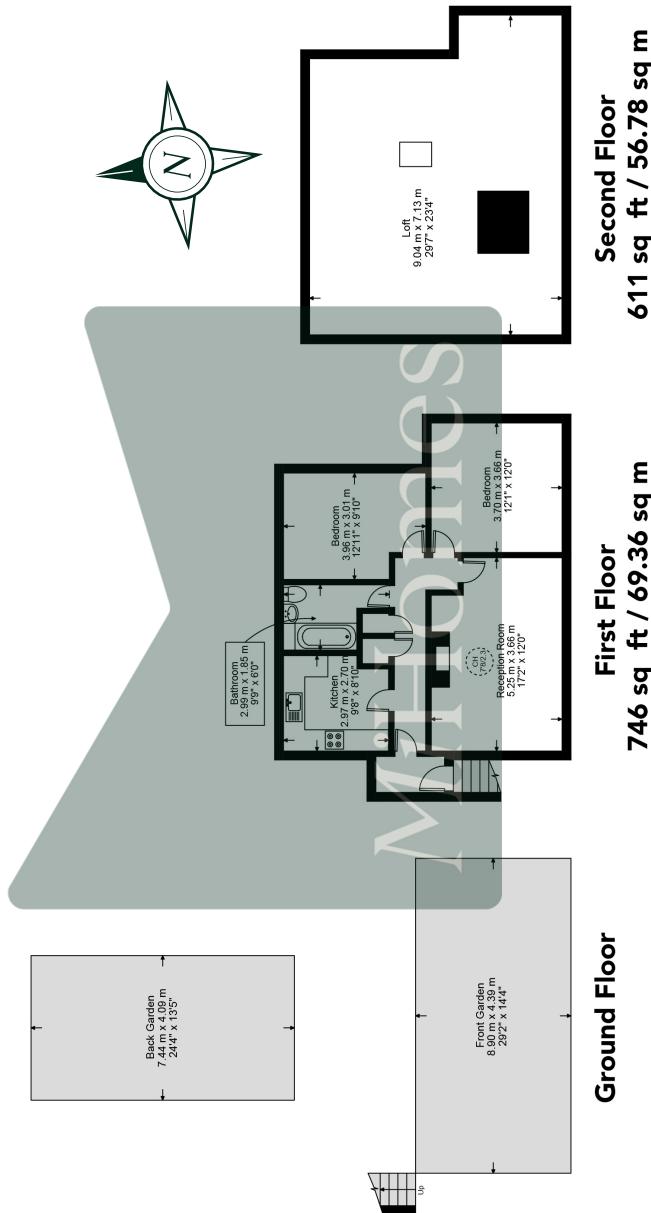
Floorplan:

26 Queens Road,
Enfield, EN1 1NF

- Lease length: 89 years approx
- Service charge: £1,595pa
- Ground rent: £300pa
- EPC rating: C
- Council Tax Band: Band D
- Approx. Gross internal floor area:
1357 sq.ft / 126 sq.m
- Garden:
747.9 sq.ft / 69.49 sq.m

Property overview:

- Offered on a chain free basis
- Private garden
- 2 double bedrooms
- Own entrance
- First floor maisonette
- Within walking distance to Enfield Town station and retail shops
- Quiet residential road
- Easy access to A10, A406 & M25



This plan is for layout purposes only, not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID: 1169376)

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