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2a Eaton Road, Enfield, EN1 1NA

£315,000

****IDEAL PURCHASE FOR FIRST TIME BUYERS & INVESTORS**** Lanes are pleased to present this two bedroom first floor maisonette situated conveniently for Enfield Towns multiple shopping facilities and Enfield Town rail station. The property benefits from loft access, own front door, two double bedrooms, modern kitchen and a lease in excess of 100 years. Internal viewing highly recommended.



Hallway

Front door to side aspect, uPVC double glazed window to side aspect, stairs to first floor landing.

First Floor Landing

Loft access, doors to lounge, kitchen, both bedrooms and bathroom, laminate wood flooring.

Lounge

14'1" x 11'5" (4.29m x 3.48m")

uPVC double glazed window to front aspect, coving to ceiling, television aerial point, telephone point, radiator, laminate wood flooring.

Kitchen

11'3" x 7'6" (3.43m x 2.29m")

Windows to rear and side aspect, eye and base level units, integrated gas hob and electric oven with extractor fan over, stainless steel sink with mixer tap and drainer unit, plumbed for washing machine, radiator, fitted fridge/freezer, part tiled walls, laminate wood flooring, wall mounted combination boiler.

Bedroom One

12'10" x 11'5" (3.91m x 3.48m")

uPVC double glazed window to rear aspect, fitted wardrobes, radiator, laminate wood flooring.

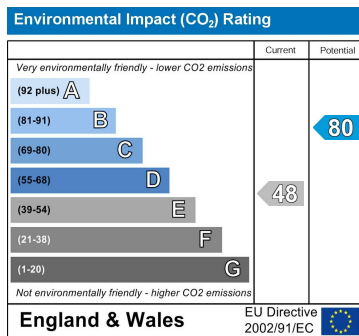
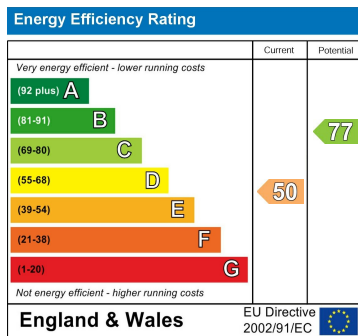
Bedroom Two

11'3" x 8'8" (3.43m x 2.64m")

uPVC double glazed window to front aspect, radiator, laminate wood flooring.

Bathroom

uPVC double glazed frosted window to side aspect, panel bath with mixer taps, pedestal wash hand basin with mixer tap, tiled flooring, fully tiled walls, low flush WC, heated towel rail, storage cupboard.



IMPORTANT NOTICE TO PROSPECTIVE PURCHASERS

We are not qualified to test any apparatus, equipment, fixtures and fittings or services so cannot that they are in working order or fit for their intended purpose. We do not have access to property deeds or lease documents so prospective purchasers should rely only on information given by their solicitors on relevant matters. Measurements are approximate and are only intended to provide a guide.

