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19 Horseshoe Lane, Enfield, EN2 6PZ

Offers In Excess Of £425,000

Situated within the Conservation Area of Enfield Town, overlooking the New River and set in one of Enfield's most sought after locations is this charming 2 bedroom cottage. The property benefits from a cosy lounge, fitted kitchen, feature fireplace, sash windows and laminate flooring. This property is offered CHAIN FREE.

This ideal first time purchase is just minutes from the historic town centre, Enfield Chase Rail Station, parks and schools and within easy access of the M25 motorway and greenbelt countryside.

Further pictures to follow.



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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The structure, position and appearance of items have not been tested and no guarantee is given for their quantity or accuracy. Call for more. Made with Metropix (0202)

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.



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