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49 Harman Road, Enfield, EN1 1LA

£465,000

Exceptionally well presented two double bedroom property in the sought after Bush Hill Area within minutes walk of Bush Hill Station and close to Enfield Town.

This property oozes charm and character and benefits greatly from very spacious living area. Apart from the two generous reception rooms there is also a large kitchen with seating area and downstairs cloakroom.

Two double bedrooms modern bathroom and fully enclosed rear garden makes this a must see property!!



FRONT

Patio and well maintained plants and path to front door.

PORCH

Useful porch area with side window.

HALLWAY

With laminate flooring, radiator and doors to reception rooms.

DINING ROOM

12'7 x 11'5 (3.84m x 3.48m)

Bright, light reception room with laminate flooring, radiator, coving to ceiling and double glazed windows with fitted blinds to front.

LOUNGE

15'2 x 10'6 (4.62m x 3.20m)

Spacious warm, welcoming lounge with laminate flooring, radiator, electric feature fire place, coving to ceiling and useful storage cupboard. Door to kitchen.

KITCHEN

16'9 x 14'5 (5.11m x 4.39m)

Beautiful country style kitchen with separate sitting area. Range of base and eye level units some with glass front and solid oak work surface. Plumbing for washing machine, integrated dishwasher, space for fridge freezer and large Belfast sink with splash back tiles.

Window to ceiling, radiator and sliding patio doors to garden.

DOWNSTAIRS WC

Hand basin with vanity unit below, low level WC, wood flooring, radiator, coving to ceiling and frosted window to rear.

LANDING

Laminate flooring and access to loft with pull down ladder. Power to loft and fully laminated flooring.

BEDROOM ONE

15'0 x 10'7 (4.57m x 3.23m)

Lovely bright spacious main bedroom with laminate flooring, two radiators and double glazed windows with fitted blinds to front.

BEDROOM TWO

11'5 x 7'4 (3.48m x 2.24m)

Second double bedroom with laminate flooring, radiator, built in over stair storage and double glazed windows with fitted blinds to rear.

BATHROOM

Stylish modern bathroom suite comprising of bath with shower attachment, hand basin with mixer taps and vanity unit below and low level WC.

Tiled floor and walls, chrome towel radiator, extractor fan and frosted double glazed window to rear. Cupboard housing boiler.

GARDEN

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 here, measurements of doors, windows, stairs 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 services, fixtures and appliances shown have not been inspected and no guarantee, as to their operation or efficiency can be given. Made with Metaphor 10/2007

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.

