

Green Street, Enfield, EN3 7LT



£1,650

THREE BEDROOM VICTORIAN Terraced House, Available 18th December.

Benefiting from Two Reception Rooms, Newly Fitted Kitchen & Downstairs Bathroom, Front Gardens, Rear Gardens, GARAGE VIA REAR SERVICE ROAD, Double Glazing, Gas Central Heating and Generous Size Bedrooms. Situated within Close Proximity To all Local Shops & Amenities including Brimsdown Station which offers great access into both Tottenham Hale & LONDON LIVERPOOL STREET.

FRONT GARDEN

ENTRANCE HALLWAY

RECEPTION ONE

With Front Double Glazed Window, Coved Ceiling, Television Point, Telephone Point, Power, Carpet.

RECEPTION TWO/ DINING AREA

With Rear Double Glazed Window, Coved Ceiling, Single Radiator, Power, Laminated Flooring.

KITCHEN

With Double Glazed Window To Side, Work Surfaces, Double Drainer, Fridge Freezer, Electric Oven, Gas Hob, Chimney Style Extractor Fan, Telephone Point, Power Point, Tiled Flooring.

BATHROOM

With Double Glazed Window To Rear & Side, Part Tilled Walls, Low Level WC, Extractor Fan, Towel Rail, Tilled Flooring.

FIRST FLOOR LANDING

BEDROOM ONE

With Double Glazed To Front, Coved Ceiling, Single Radiator, Television Point, Power Point, Carpet Flooring.

BEDROOM TWO

With Double Glazed Window To Rear, Single Radiator, Carpet, Power.

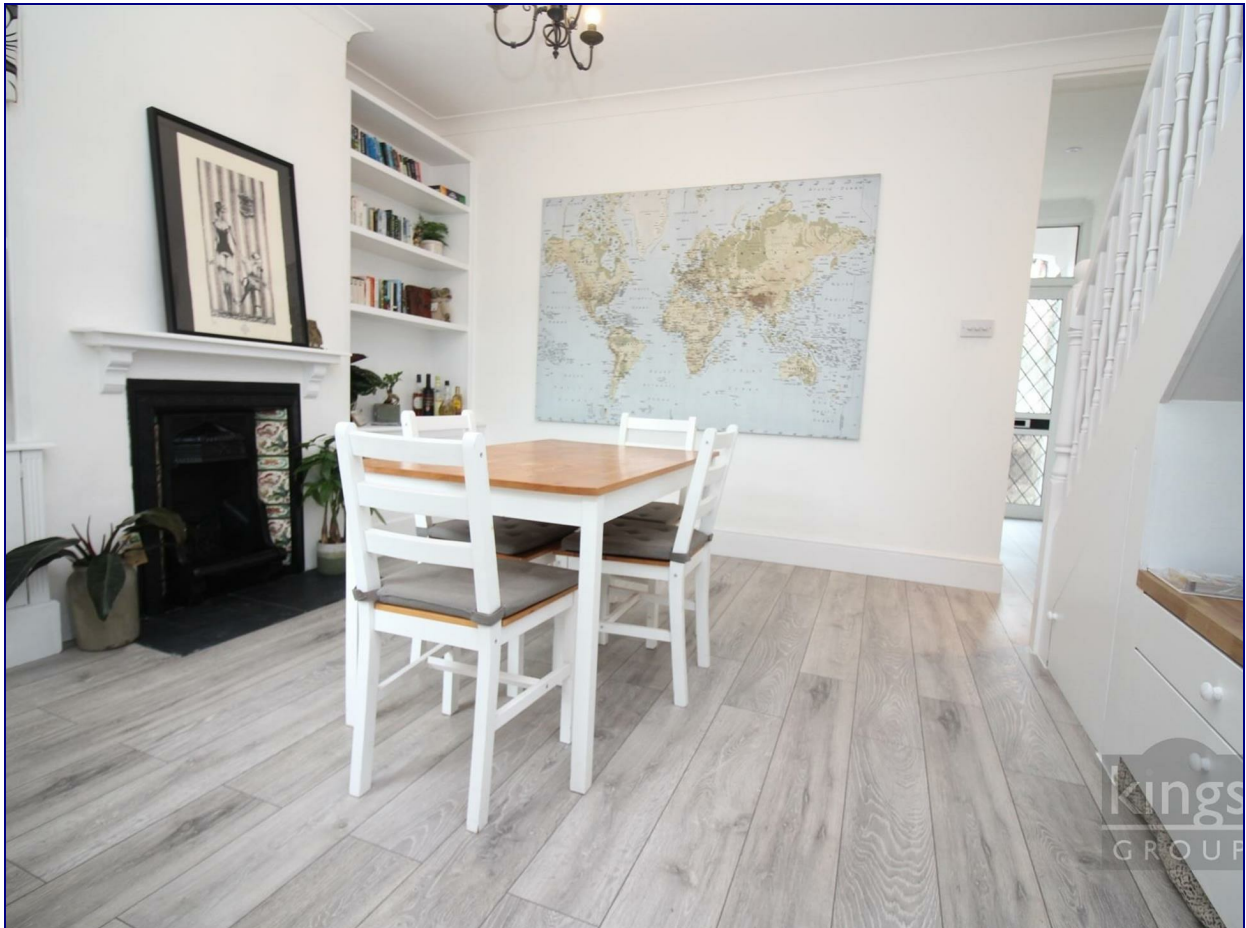
BEDROOM THREE

With Double Glazed Window To Rear, Power, Coved Ceiling, Carpet Flooring.

GARDEN

Mainly Laid To Lawn, With Plant & Shrub Borders, Rear Access.

GARAGE VIA REAR SERVICE ROAD





GROUND FLOOR
APPROX. FLOOR
AREA 480 SQ.FT.
(44.1 SQ.M.)

FIRST FLOOR
APPROX. FLOOR
AREA 410 SQ.FT.
(38.1 SQ.M.)

TOTAL APPROX. FLOOR AREA 896 SQ.FT. (82.3 SQ.M.)

What Area advised has been made to provide the accuracy of the floor area calculations. Measurements of rooms, corridors, closets and any other areas are approximate and no responsibility is taken for any error. However, in this statement, this plan is for illustrative purposes only and should be used as such for any prospective customer. The services, systems and appliances which have not been tested and/or measured are to be used at the discretion of the customer. No liability is accepted for any error.

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 (CO₂) 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	

