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**17a St. Marks Road, Enfield, EN1 1BG**

**£276,000**

Beautifully presented one bedroom ground floor maisonette ideally located within minutes walk of Bush Hill Train Station. This property is ideal for a first time buyer or investor and boasts a private side entrance, very large rear garden and off road parking. There is both a spacious living room and bedroom, modern bathroom and well equipped kitchen including integrated oven and hob and integrated fridge, freezer and washing machine.

All local amenities are nearby including local shops, Bush Hill Train Station with its 30 minute trains into London and A10/M25 connection.

Please call Lanes for your viewing.



### FRONT

Off road parking to front and private entrance via side of the property.

### HALLWAY

Welcoming entrance with L shaped hallway with laminate flooring, radiator, useful storage cupboard, coving to ceiling and doors to living room, bedroom and bathroom.

### LIVING ROOM

17'4 x 10'2 (5.28m x 3.10m)

Spacious light. bright living room with laminate flooring, radiator, double glazed windows to side and rear, coving to ceiling and entrance to kitchen.

### KITCHEN

8'4 x 5'11 (2.54m x 1.80m)

Well equipped kitchen with a range of base and eye level units and work top surface, Integrated oven with gas hob and extractor filter hood over, integrated fridge, freezer and washing machine and sink with mixer taps and splash back tiles. Tiled floor, extractor fan and double glazed window to rear.

### BEDROOM

13'4 x 12'9 (4.06m x 3.89m)

Very good size main bedroom with carpeted flooring, coving to ceiling, radiator and double glazed window to front.

### BATHROOM

Modern bathroom suite comprising of panelled bath with wall attached shower, hand basin with vanity unit below and low level WC.

Tiled floor and walls, chrome towel radiator and extractor fan.

### GARDEN

Very large rear garden part patio and laid to lawn, garden shed to rear.

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		
	67	76
England & Wales		
EU Directive		

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions		
England & Wales		
EU Directive 2002/91/EC		

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, corners and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operation or efficiency can be given. Made with Metagen 10/2021

#### 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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