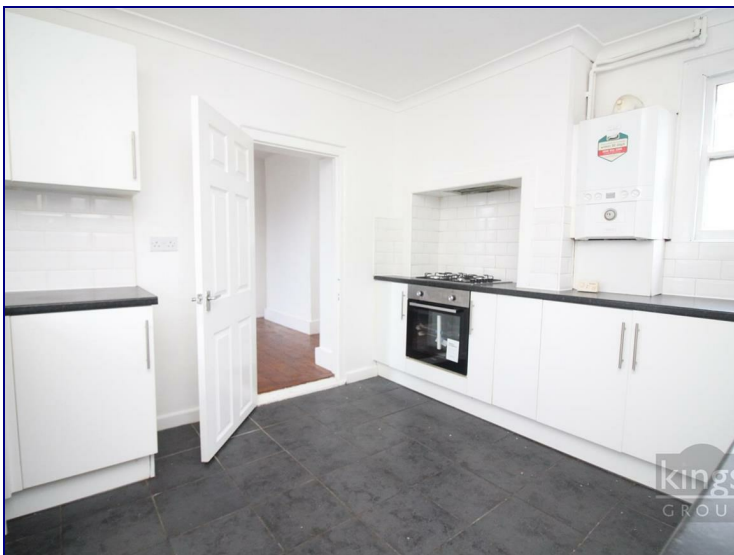


Enfield Lock, Enfield, EN3 6JQ



£1,650

RARE ADDITION and WELL PRESENTED **LOCK COTTAGE SITUATED within a Conservation Area**

THREE/FOUR Bedroom DETACHED COTTAGE.

Grade II Listed Property is Situated in a Highly Sought After Location, within Government Row.

Boasting from Canal Views, Fitted Kitchen, Reception/Dining Room, Ground Floor WC, Gas Central Heating, Sash Windows, and is situated within close proximity to Enfield Lock Train Station which has great access into both Tottenham Hale & London Liverpool Street. Side Entrance, Side Garden, Newly Fitted Carpets, Polished Floor Boards, Internal Viewings are Highly Recommended.

Available Now.

FRONT DOOR TO

ENTRANCE HALLWAY

3'0 x 6'0 (0.91m x 1.83m)

With tiled flooring, door to kitchen and bathroom.

BATHROOM

6'0 x 8'0 (1.83m x 2.44m)

With double glazed window to rear, tiled walls, panel enclosed bath with mixer tap and shower attached, low level W.C, extractor fan, single radiator, tiled flooring.

KITCHEN

11'0 x 10'0 (3.35m x 3.05m)

With window to front and rear, coved ceiling, range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit, electric oven, gas hob, integrated extractor fan, space for fridge/freezer, plumbed for washing machine and dishwasher, single radiator, power points, tiled flooring.

RECEPTION ROOM ONE

10'0 x 8'0 (3.05m x 2.44m)

With double glazed window to front, single radiator, TV point, power points, laminated wood style flooring.

RECEPTION ROOM TWO

10'0 x 14'0 (3.05m x 4.27m)

With double glazed window to front and side, single radiator, power points, laminated wood style flooring.

FIRST FLOOR LANDING

3'11 x 8'0 (1.19m x 2.44m)

With carpeted flooring, doors to:-

BEDROOM ONE

11'0 x 10'0 (3.35m x 3.05m)

With window to front, single radiator, carpeted flooring.

BEDROOM TWO

11'0 x 10'0 (3.35m x 3.05m)

With window to front, single radiator, phone point, power points, carpeted flooring.

BEDROOM THREE

8'11 x 6'11 (2.72m x 2.11m)

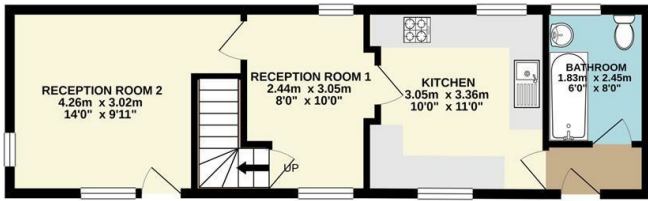
With window to front, single radiator, carpeted flooring.

GARDEN

Approx 30ft, Brick Shed.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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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		

