



Hertford Road, Enfield, EN3 6UJ
£250,000

UNIQUE ESTATES are pleased to offer this TWO BEDROOM FIRST FLOOR FLAT FOR SALE, the property is situated close to transport links and schools, benefits from off street parking on grounds, FULLY DOUBLE GLAZED, entry-phone system, fitted kitchen, shower room with separate WC, ideal home or buy to let investment, CHAIN FREE SALE.

The Energy Performance Certificate Rating is 42.



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Hallway

Storage cupboards, cupboard housing electric meter & fuse box, Entry phone system

Kitchen 7'05 x 10'07 (2.26m x 3.23m)

A fitted kitchen with a matching range of wall & base units, double glazed window

Lounge/Dinning Area 11'10 x 20'05 (3.61m x 6.22m)

Laminate floor, fireplace surround, double glazed window

Bathroom 5'05 x 5'11 (1.65m x 1.80m)

Enclosed shower cubicle with power shower, sink with build in cabinet, fitted cabinet, tiled floor, part tiled walls

WC 2'05 x 6'00 (0.74m x 1.83m)

sink with mixer tap, low level flush toilet

Bedroom 1 10'05 x 11'05 (3.18m x 3.48m)

Fitted wardrobes, double glazed window, laminate floor

Bedroom 2 7'08 x 10'08 (2.34m x 3.25m)

Fitted wardrobe, laminate floor, double glazed window



The property Misdescriptions Act 1991
Unique Estates Property Services are not qualified surveyors and this report is a description of what items are in the property. Please note Unique Estates Property Services do not test appliances or any fixtures, fittings, effects or services. A buyer is advised to obtain verification from their solicitor/surveyor for the above. The agent has not had sight of the title documents and references to the tenure of the property are based on information supplied by the vendor and should be verified by the buyers solicitors. All room sizes have been measured using an electronic sonic tape device, the accuracy of which cannot be guaranteed. Items shown in the photographs are not included unless arranged through the vendor and buyers solicitors. You are advised to make your own checks before contemplating a purchase, especially if exact measurement is of particular importance to you.