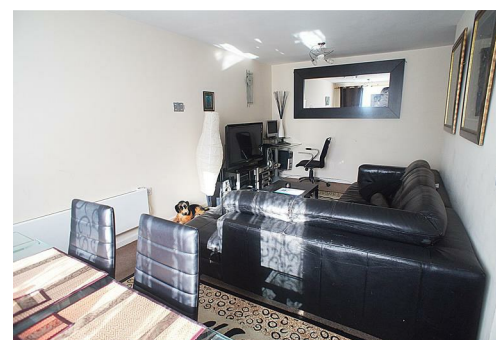




**Enstone Road, Enfield, EN3 7WJ**  
**£275,000**

UNIQUE ESTATES are pleased to offer this spacious 2 double bedroom flat for sale, the property benefits from double glazed windows, A LONG LEASE OF 112 YEARS REMAINING, 19ft lounge/diner, a fitted kitchen with a matching range of wall and base units, family bathroom suite, master bedroom has an en-suite shower room, entry phone system, within walking distance to brimsdown train station and its own parking bay.



**578 Hertford Road, Enfield, Middlessex EN3 5SU Telephone: 0208 804 5050 Fax: 0208 804 9393**  
**Email: [info@uniqueestates.co.uk](mailto:info@uniqueestates.co.uk) Web: [www.uniqueestates.co.uk](http://www.uniqueestates.co.uk)**



**Lounge 19'00 x 10'02 (5.79m x 3.10m)**

Fitted carpet, double glazed windows, heater

**Kitchen 8'07 x 7'10 (2.62m x 2.39m)**

A fitted kitchen with a matching range of wall and base units, plumbing for washing machine, integrated oven and hob with over head extractor, double glazed windows, tiled floor, part tiled walls.

**Bathroom 6'00 x 7'03 (1.83m x 2.21m)**

tiled floor, part tiled walls, 3 piece family bathroom suite comprising of bath with mixer taps and shower attachment, low level flush toilet, sink with mixer tap, wall heater

**Bedroom 1 18'11 x 10'04 (5.77m x 3.15m)**

Fitted carpet, double glazed windows, door to en-suite shower room, heater

**Ensuite shower room 5'09 x 5'09 (1.75m x 1.75m)**

enclosed shower cubicle with shower, low level flush toilet, sink with mixer taps

**Bedroom 2 14'09 x 7'11 (4.50m x 2.41m)**

Fitted carpet, double glazed windows, heater



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.