



Cheshunt: Tel: 01992 621116

www.jrpropertieservices.co.uk

Cuffley: Tel: 01707 872111



VILLAGE ROAD ENFIELD

A Magnificent Top Floor Flat (Second Floor) with Balcony situated in this popular tree lined residential road within a few minutes level walk of Enfield Town with its excellent shopping and transport facilities.

The flat has been maintained in excellent decorative order and has the benefit of a luxury kitchen and spacious bathroom and has feature Communal Gardens:-

- DOUBLE GLAZING
- LUXURY KITCHEN
- BALCONY OVERLOOKING GARDEN
- ELECTRIC HEATING BY RADIATORS
- TWO BEDROOMS
- GARAGE EN BLOCK
- 21' LIVING ROOM
- SPACIOUS BATHROOM
- SHARE OF FREEHOLD

PRICE £389,950 LEASEHOLD - SHARE OF FREEHOLD

VIEWING RECOMMENDED!



Cuffley: 24 Station Road, Cuffley, Herts EN6 4HT
email: cuffley@jrpropertieservices.co.uk

Cheshunt: 56 Turners Hill, Cheshunt, Herts EN8 8LQ
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COMMUNAL HALLWAY

Stairs to 2nd floor. Built in meter/storage cupboard. Door to:-

RECEPTION HALLWAY:-

Built in coats cupboard with louvered doors and storage cupboard over. Access to private loft space. Double Georgian styled doors to:-



LIVING ROOM:- 21'9 x 11'8

Two electric radiators with timers. Coving to the ceiling. Double glazed windows and double glazed casement door to private Balcony with wrought iron balustrade and quarry tiled floor. Serving hatch to:-



VIEW FROM BALCONY:-



LUXURY KITCHEN:- 10' x 7'7

Inset stainless steel sink with mixer tap and adjacent draining area. Attractive range of matching floor and wall storage cupboards with overhead lighting and quartz style working surfaces with sparkles. Integrated Bosch dish washing machine. Plumbing for washing machine Whirlpool stainless steel oven and Neff 4 ring ceramic hob with stainless steel extractor fan and hood over. Double glazed windows overlooking the rear gardens.



BEDROOM 1:- 16'3 x 10'7

Range of floor to ceiling fitted wardrobes with high level storage cupboards over bed recess area. Electric radiator with timer. Double glazed windows to the front.

BEDROOM 2:- 12'6 x 8'9

Electric radiator with timer. Coving to the ceiling. Double glazed windows to the front.



SPACIOUS BATHROOM:-

Half tiled walls and fully tiled to the bath area with matching ceramic tiled floor. White suite comprising enclosed bath with mixer taps and separate shower. Fitted shower screen. Vanity wash hand basin with mixer taps and cupboards under. Electric towel radiator. Low flush wc suite. Opaque double glazed windows to the rear. Panelled ceiling with inset lighting. Built in airing cupboard with insulated tank fitted with an immersion heater.

OUTSIDE



COMMUNAL GARDENS:-

Beautifully arranged and laid out communal gardens



GARAGE EN BLOCK:-

To the rear and Guest parking to the front.

TENURE:-

Leasehold with 300 year lease from 1969 with Share of Freehold

SERVICE CHARGE:-

£700 PER ANNUM