

Willow Road, Enfield, EN1

A 3 bedroom extended semi-detached family home with a shared driveway to a garage providing ample off street parking; situated in this desirable Willow Estate within close proximity to Enfield Town rail station as well as multiple shopping facilities and local schools.



Price - £499,950 - Freehold

- * **THROUGH LOUNGE** 26'10 x 11'10
- * **L-SHAPED KITCHEN/DINER**
17'9 x 16'8 narrowing to 7'2
- * **DOUBLE GLAZING**
- * **BATHROOM / WC**
- * **OFF STREET PARKING**
- * **BEDROOM 1** 14'10 x
- * **BEDROOM 2** 11'1 x 10'2
- * **BEDROOM 3** 7'3 x 6'6
- * **70ft REAR GARDEN**
- * **DRIVEWAY TO GARAGE**

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THE ACCOMMODATION WITH APPROXIMATE ROOM SIZES :

ENTRANCE PORCH UPVC double glazed entrance porch with leaded lights.

ENTRANCE HALLWAY Ceramic tiled flooring, two wall light points, dado rail, plaster moulded wall display panel. Double opening mahogany doors to:-

THROUGH LOUNGE 26'10 x 11'10 narrowing to 10'8 Double glazed bay window to front, plaster moulded wall display panels and coved cornicing, dado rail, wall light points, radiator, fitted carpet. Access to:-

L-SHAPED KITCHEN/DINER 17'9 x 16'8 narrowing to 7'2 Fitted with ample wall and base units incorporating; built in appliances and inset stainless steel single drain sink unit with mixer taps, dining area, ceramic tiled flooring, radiator and door to garden.

FIRST FLOOR LANDING Fitted carpet, access to bedrooms.

BEDROOM 1 14'10 x 11'2 Floor to ceiling full length fitted wardrobes, double glazed bay window to front with leaded and stained glass fan lights, ornate plaster coved ceiling, radiator.

BEDROOM 2 11'1 x 10'2 Floor to ceiling fitted wardrobes and further built in cupboard, double glazed window with leaded lights overlooking rear garden, laminated flooring.

BEDROOM 3 7'3 x 6'6 Laminated flooring, double glazed window to front, radiator below, coved ceiling, fitted wardrobe.

BATHROOM / WC Corner fitted bath with chrome mixer taps and hand shower rail, vanity unit with mixer tap and waste pop-up, low flush w/c, radiator, double glazed window to rear, inset spotlighting, ceramic tiled walls and flooring.

REAR GARDEN Approximately 70ft in length. Laid to lawn with flower borders. Shared driveway leading to own drive in garden with brick paving leading to garage with up and over door.

FURTHER PARKING TO FRONT

The Property Misdescription Act 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitors or Surveyor. References to the Tenure of a property are based on information supplied by the Seller. The Agent has not had sight of title documents. A Buyer is advised to obtain verification from their Solicitor.

NB: Photographs are for illustration only and may depict items which are not for sale or included in the sale of the property.



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Energy Performance Certificate



Willow Road, ENFIELD, EN1 3AU

Dwelling type: Semi-detached house
Date of assessment: 11 April 2015
Date of certificate: 12 April 2015

Reference number: 0236-2859-7843-9195-2585
Type of assessment: RdSAP, existing dwelling
Total floor area: 88 m²

Use this document to:

- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

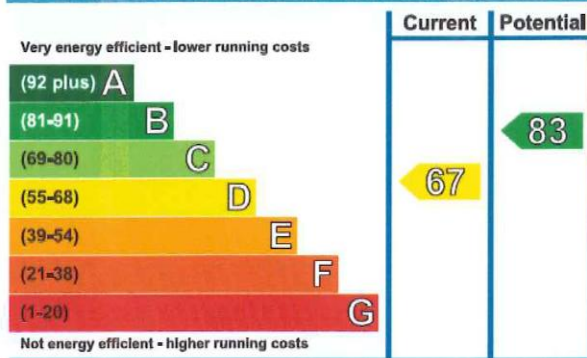
Estimated energy costs of dwelling for 3 years:	£ 2,358
Over 3 years you could save	£ 513

Estimated energy costs of this home

	Current costs	Potential costs	Potential future savings
Lighting	£ 300 over 3 years	£ 165 over 3 years	
Heating	£ 1,719 over 3 years	£ 1,455 over 3 years	
Hot Water	£ 339 over 3 years	£ 225 over 3 years	
Totals	£ 2,358	£ 1,845	

These figures show how much the average household would spend in this property for heating, lighting and hot water. This excludes energy use for running appliances like TVs, computers and cookers, and any electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years	Available with Green Deal
1 Internal or external wall insulation	£4,000 - £14,000	£ 285	✓
2 Low energy lighting for all fixed outlets	£40	£ 114	
3 Solar water heating	£4,000 - £6,000	£ 114	✓

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.direct.gov.uk/savingenergy or call 0300 123 1234 (standard national rate). The Green Deal may allow you to make your home warmer and cheaper to run at no up-front cost.