

FOR SALE

£429,950 Freehold



WOODHOUSE
PROPERTY CONSULTANTS

**89 St Georges Road, Enfield,
Greater London. EN1 4TY**

ABOUT THE PROPERTY

****First viewings on SATURDAY 4th JANUARY. Contact us today to register your interest for this day or for when you're available.

Woodhouse are pleased to offer with NO ONWARD this 3-bedroom house, ripe for modernising to your own tastes.

On the ground floor, the property comprises of a through-lounge, kitchen and WC. To the first floor, three bedrooms and family bathroom. Externally to the rear, there is a South-West facing garden (therefore lots of sunlight of an evening). There is also a Garage to the rear of the garden.

This house is in the heart of the ever-desirable and idyllic Forty Hill area in North Enfield. Lots of shops and amenities nearby - including Whitewebbs Ancient Woodlands for tranquil walks, lake, farmers market, theatre and local eateries. The A10 and Enfield Town shops also bring further choices.

There are also two primary schools nearby, Forty Hall CoE and Worcesters, which have both been rated as 'Outstanding'.

Transport links are also excellent. Within a mile radius there are 3 railway stations: Enfield Town, Gordon Hill and Turkey Street. Road links include proximity to the A10, A406 and the M25. Contact Woodhouse today to come and see for yourself what this house has to offer you!

FEATURES

- FIRST VIEWINGS ON SATURDAY 4th JAN - Register your interest
- Modernisation opportunity in this desirable neighbourhood
- 3 bedrooms
- South-West Garden
- Garage at rear of garden
- Ground Floor WC
- Forty Hill amenities at hand
- Two nearby schools both rated 'Outstanding'
- Excellent railway & road links
- Contact Woodhouse today



ROOM DESCRIPTIONS

Through-Lounge

8.3m x 5.3m (27' 3" x 17' 5")

Kitchen

3m x 2.5m (9' 10" x 8' 2")

WC

Bedroom 1 - Front

3m x 4m (9' 10" x 13' 1")

Plus fitted wardrobe space

Bedroom 2 - Rear

3.2m x 3m (10' 6" x 9' 10")

Plus fitted wardrobe space

Bedroom 3 - Front

2.95m x 2m (9' 8" x 6' 7")

At widest points

Bathroom - Rear

1.7m x 2m (5' 7" x 6' 7")

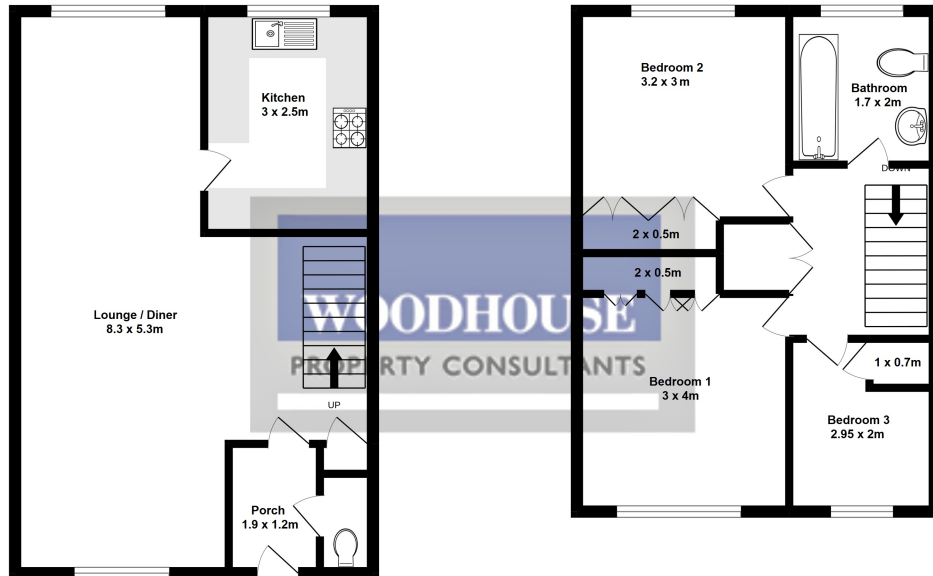
Garage at rear of the garden

5m x 2.5m (16' 5" x 8' 2")



FLOORPLAN

South-West Facing Garden
Garage in Garden
2nd Garage behind house



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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