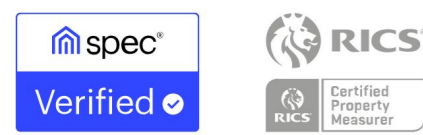


ASKING PRICE
Landridge Drive, Enfield, Greater London EN1 4LG £424,995
Freehold

- Three Bedroom End of Terraced House
- Fitted Kitchen
- Off Street Parking
- Garage
- Easy Reach to Enfield Lock & Turkey Street Station
- Spacious Reception
- Upstairs Bathroom
- Rear Garden
- Easy Reach A10 Great Cambridge Road

	GROSS INTERNAL AREA (GIA) The footprint of the property 83.26 sqm / 896.20 sqft		NET INTERNAL AREA (NIA) Excludes walls and external features Includes washrooms, restricted head height 65.41 sqm / 704.07 sqft		EXTERNAL STRUCTURAL FEATURES Balconies, terraces, verandas etc. 0.00 sqm / 0.00 sqft		RESTRICTED HEAD HEIGHT Limited use area under 1.5m 0.13 sqm / 1.40 sqft
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Spec Verified floor plans are produced in accordance with Royal Institution of Chartered Surveyors' Property Measurement Standards. Plots and gardens are illustrative only and excluded from all area calculations. Due to rounding, numbers may not add up precisely. All measurements shown for the individual room lengths and widths are the maximum points of measurements captured in the scan.

IPMS 3B RESIDENTIAL 81.61 sqm / 878.44 sqft
IPMS 3C RESIDENTIAL 78.64 sqm / 846.47 sqft

SPEC ID 62ece34ca7a3680e2ec97900



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Main Entrance

Off street parking, garage, part glazed hardwood front door and cupboards housing electric and gas meters.

Garage 8' 2" x 16' 5" (2.49m x 5.00m)

Garage to side, up and over door, lighting and power points.

Hallway

Part glazed hardwood front door, carpet, storage cupboard, one radiator, stairs to the first floor and doors to the kitchen, reception and downstairs W.C.

Reception 15' 7" x 16' 7" (4.75m x 5.05m)

UPVC double glazed window to rear, one radiator, carpet, power points and door to the hallway and rear garden.

Kitchen 7' 8" x 9' 0" (2.34m x 2.74m)

Fitted wall and base units with work top surfaces, stainless steel sink, one bowl, drainer unit and mixer taps. Built in gas hob, electric oven and electric extractor fan. 1/2 tiled walls, lino flooring, UPVC double glazed window to front, power points and door to the hallway.

Master Bedroom 10' 2" x 13' 6" (3.10m x 4.11m)

UPVC double glazed window to rear, one radiator, carpet, built in fitted wardrobes and power points.

Bedroom Two 8' 0" x 10' 10" (2.44m x 3.30m)

UPVC double glazed window to front, one radiator, carpet, cupboard housing boiler and power points.

Bedroom Three 7' 3" x 10' 3" (2.21m x 3.12m)

UPVC double glazed window to front, one radiator, carpet and power points.

Bathroom

Three piece suite comprising of low flush W.C, pedestal wash hand basin, bath plus shower attachment and mixer taps. Extractor fan, one radiator, lino flooring and tiled splash backs.

Garden Approx. 20' 9" x 37' 9" (6.32m x 11.51m)

Outside tap, laid lawn and side access gate.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		90
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	