





High Street, Enfield, Greater London EN3 4DH **ASKING PRICE £395,000**  
Freehold

- Three Bedroom Mid Terraced House
- Spacious Through Lounge
- Upstairs & Downstairs Bathroom
- Own Rear Garden
- Easy Reach to Hertford Road High Street
- Buy To Let Investment Only
- Fitted Kitchen
- Gas Central Heating
- Easy Reach to Southbury Road Station

|  |  |   |   |
|--|--|---|---|
|  <b>GROSS INTERNAL AREA (GIA)</b><br>The footprint of the property |  <b>NET INTERNAL AREA (NIA)</b><br>Excludes walls and external features<br>Includes washrooms, restricted head height |  <b>EXTERNAL STRUCTURAL FEATURES</b><br>Balconies, terraces, verandas etc. |  <b>RESTRICTED HEAD HEIGHT</b><br>Limited use area under 1.5 m |
| 100.40 sqm / 1080.70 sqft  | 92.86 sqm / 999.54 sqft  | 0.00 sqm / 0.00 sqft  | 0.00 sqm / 0.00 sqft  |



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 99.09 sqm / 1066.60 sqft  
IPMS 3C RESIDENTIAL 93.29 sqm / 1004.17 sqft

SPEC ID 5f56086cfc91ba0db27d4e9f



[www.adamkennedy.property](http://www.adamkennedy.property)





Main Entrance

Porch, wall enclosed front garden with path leading to front door and UPVC double glazed front door.

Hallway

Part glazed double glazed front door, laminate flooring, under stairs storage cupboard, one radiator, stairs to the first floor, doors to the reception and lean to with an opening to the kitchen.

Through Lounge 11' 6" x 23' 10" (3.51m x 7.26m)

UPVC Double glazing, bay window to front, window to rear, one radiator, laminate flooring, TV point and power points.

Kitchen 8' 8" x 10' 0" (2.64m x 3.05m)

Fitted wall and base units with work top surfaces, stainless steel sink, 1/2 bowl & drainer unit with mixer taps, gas hob and oven, dishwasher, 1/2 tiled walls, lino flooring, frosted window to side, power points, door to the downstairs bathroom and opening to the hallway.

Downstairs Bathroom

3 Piece suite comprising of low flush W.C, panel bath plus shower attachment, vanity wash hand basin with lever mixer taps, fully tiled walls, one radiator, towel rail and frosted UPVC double glazed rear window.

Lean To 5' 6" x 12' 6" (1.68m x 3.81m)

Power points, paved flooring, window to side, plumbing for washing machine, outside light and doors to the hallway and garden.

Master Bedroom 10' 3" x 12' 9" (3.12m x 3.89m)

UPVC Double glazed bay window, one radiator, laminate flooring, built in fitted wardrobes and power points.

Bedroom Two 10' 9" x 11' 5" (3.28m x 3.48m)

UPVC Double glazed window to rear, one radiator, laminate flooring and power points.

Bedroom Three 8' 8" x 10' 1" (2.64m x 3.07m)

UPVC Double glazed window to rear, one radiator, laminate flooring and power points.

Bathroom

3 Piece suite comprising of low flush W.C, vanity wahs hand basin, mixer taps, walk in shower, towel rail, 1/2 tiled walls and tiled flooring.

Garden Approx. (15' 8" x 56' 11" (4.78m x 17.35m) )

Outside tap & light, fully paved and metal storage shed.

