

CANONBURY ROAD

Enfield EN1 3LW



BAY FRONT TERRACED HOME

TWO DOUBLE BEDROOMS

SPACIOUS RECEPTION-DINING ROOM WITH FEATURE FIREPLACE

MODERN FITTED KITCHEN

FIRST FLOOR THREE PIECE BATHROOM SUITE

WELL MAINTAINED GARDEN WITH TWO PATIOS & STORAGE SHED

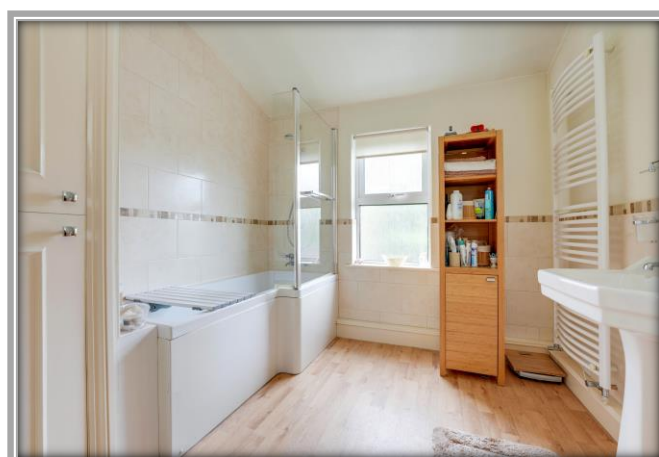
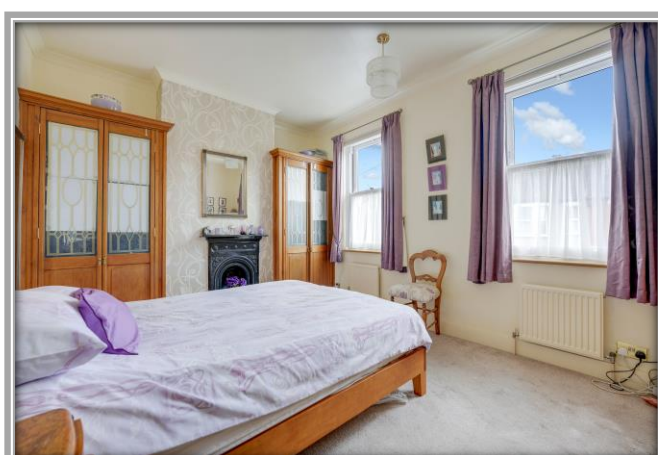
CLOSE TO SHOPS, SCHOOLS, TRANSPORT LINKS

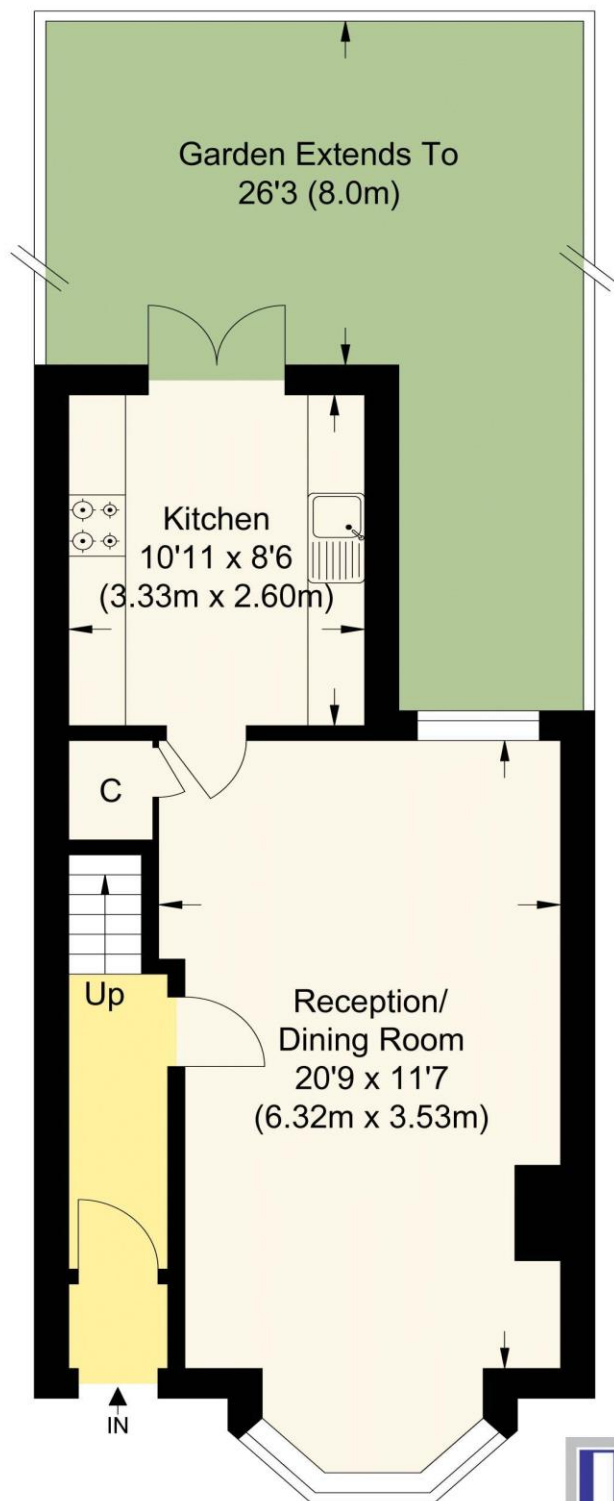
WITHIN EASY REACH OF ENFIELD TOWN

£450,000

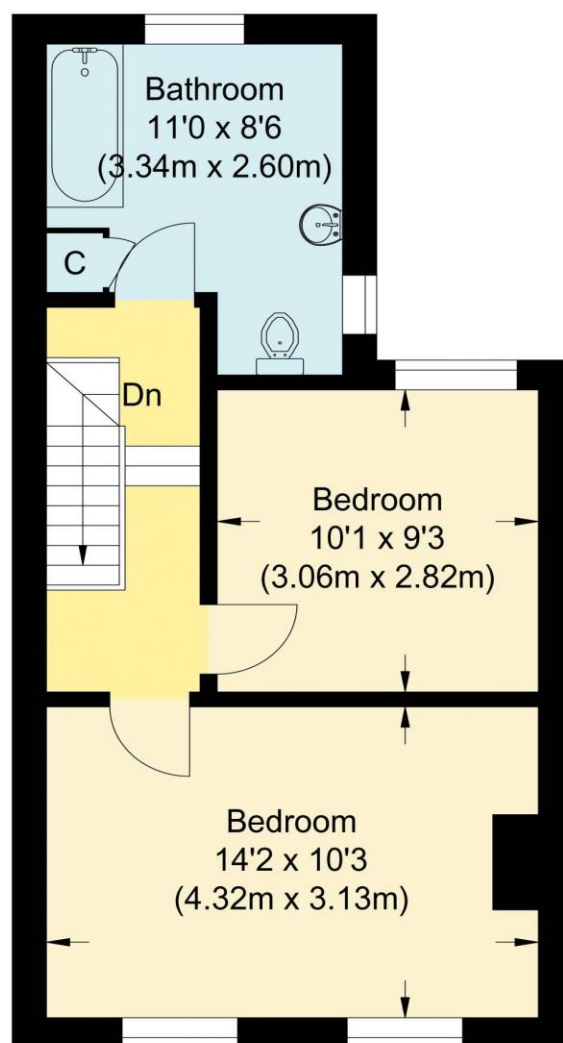
Freehold

James Hayward are pleased to offer a two bedroom character home, which is complemented by a well-kept rear garden with two patio areas and a storage shed. This very attractive home, offers well presented, modern and functional living space and is ideally situated, walking distance from local shops, schools, doctors' surgery and bus routes; Enfield Town centre, main line stations, green spaces, sports & leisure facilities, are also within easy reach. A delightful property, with some lovely features and close to an abundance of amenities, Council Tax Band: D





Ground Floor



First Floor



Canonbury Road

Approximate Gross Internal Floor Area : 74.50 sq m / 801.91 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

64 Canonbury Road
ENFIELD
EN1 3LW

Energy rating

D

Valid until: **18 June 2033**

Certificate number: **9700-6226-0622-5227-3573**

Property type

Mid-terrace house

Total floor area

74 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

Energy rating and score

This property's current energy rating is D. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

Viewing: Strictly by appointment via owner's **Agent**

James Hayward on 020 8367 4000

THE PROPERTY MISDESCRIPTIONS 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 Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property. If you have other questions about this property, please telephone 020 8367 4000