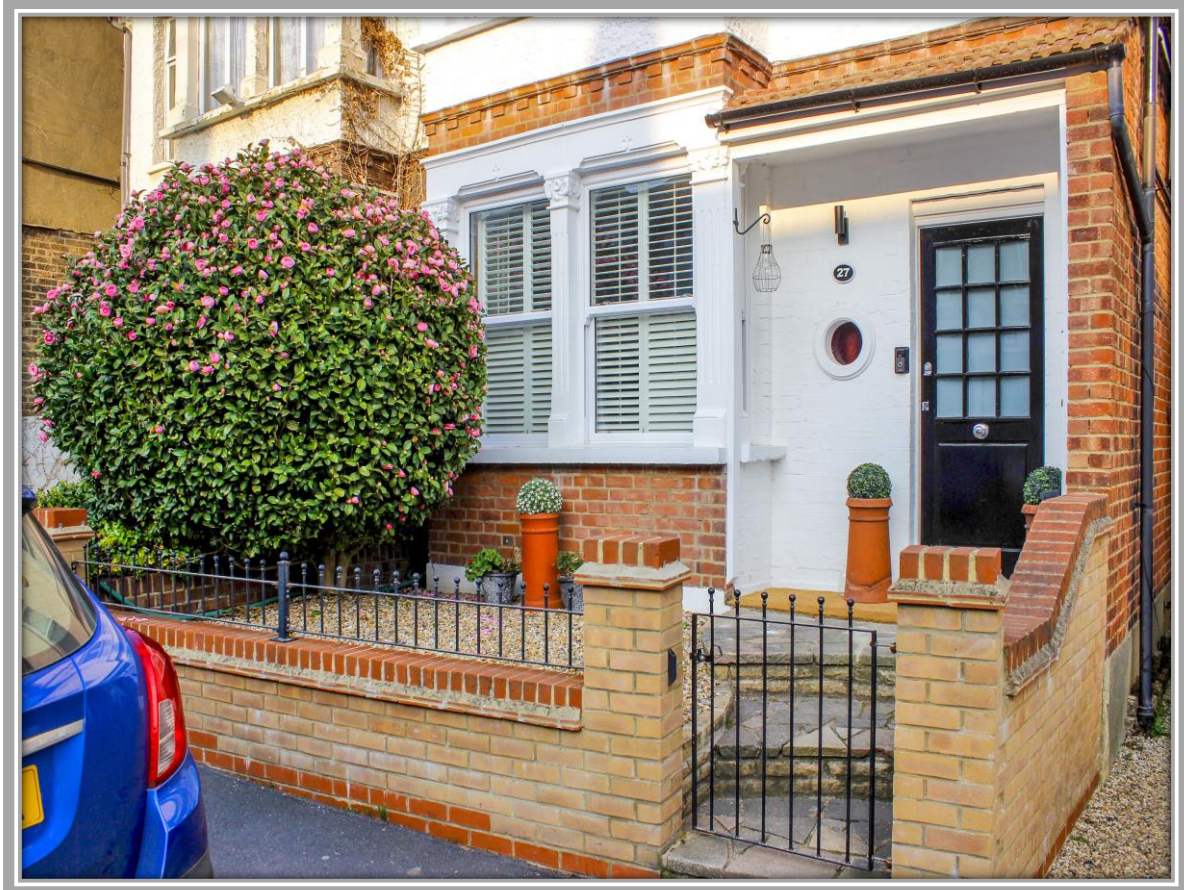


# BROWNING ROAD

Enfield EN2 0EW



**EXTENDED FOUR BEDROOM SEMI-DETACHED**

**TWO GOOD SIZED RECEPTION ROOMS**

**MODERN KITCHEN-DINING ROOM**

**UTILITY ROOM & DOWNSTAIRS CLOAKROOM**

**FAMILY BATHROOM & EN-SUITE SHOWER ROOM TO MAIN BEDROOM**

**EAVES STORAGE & JULIETTE BALCONY TO MAIN BEDROOM**

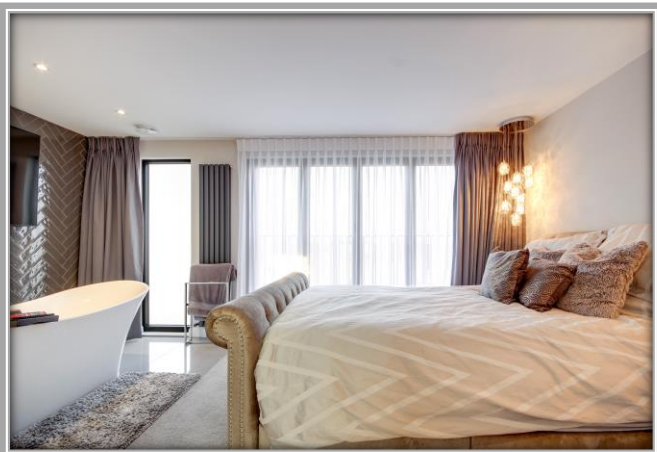
**GARDEN WITH SIDE ACCESS, PATIO & GARDEN ROOM/OFFICE WITH STORAGE**

**WALKING DISTANCE FROM SHOPS, TRANSPORT LINKS & SCHOOLS**

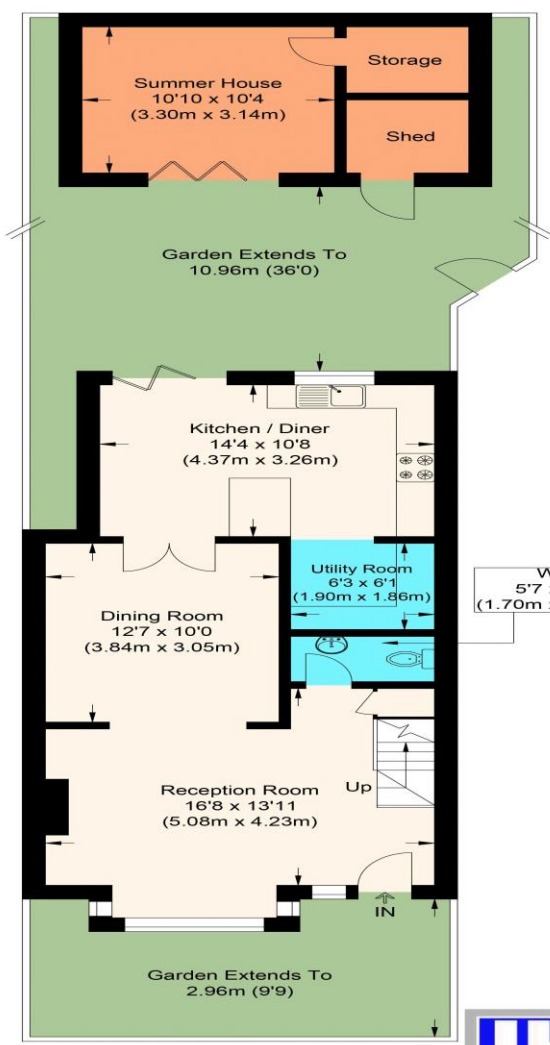
**GUIDE PRICE: £750,000**

**Freehold**

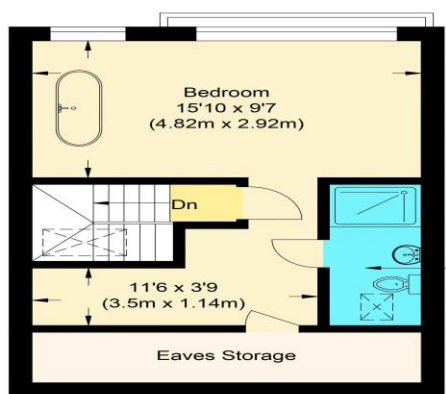
James Hayward have great pleasure in presenting an extended four bedroom semi-detached house, ideally situated walking distance from local shops in Lancaster Road, Gordon Hill main line station, green spaces and some highly regarded schools. This tastefully presented home offers ample living accommodation, including two reception rooms, a kitchen-diner with direct access to the garden and a main bedroom with en-suite & eaves storage; additional benefits include a utility room & downstairs cloakroom. Externally the property is complemented by well-kept rear garden with patio and garden room/office space and an enclosed front garden area. Council Tax Band: E







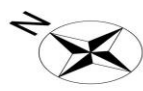
**Ground Floor**



**Second Floor**



**First Floor**



**Browning Road, EN2**

Approximate Gross Internal Floor Area : 123.50 sq m / 1329.34 sq ft  
(Excluding Summer House/Shed/Storage/Eaves Storage)

Summer House/Shed/Storage Area : 15.90 sq m / 171.14 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

# Energy performance certificate (EPC)

27 Browning Road  
ENFIELD  
EN2 0EW

Energy rating

**D**

Valid until: **29 March 2032**

Certificate number: **6102-1174-0622-8728-0723**

## Property type

end-terrace house

## Total floor area

119 square metres

## Rules on letting this property

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

If the property is rated F or G, it cannot be let, unless an exemption has been registered. 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 efficiency rating for this property

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

[See how to improve this property's energy performance.](https://find-energy-certificate.service.gov.uk/energy-certificate/6102-1174-0622-8728-0723#recommendations) (<https://find-energy-certificate.service.gov.uk/energy-certificate/6102-1174-0622-8728-0723#recommendations>)

**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