

BRODIE ROAD

Enfield EN2 0EU



DELIGHTFUL TWO BEDROOM DETACHED BUNGALOW

TWO GOOD SIZED RECEPTION ROOMS

FITTED KITCHEN

THREE PIECE SHOWER/WC

CONSERVATORY WITH DIRECT ACCESS TO REAR GARDEN

ADJACENT GARAGE & DOUBLE SIDE ACCESSES

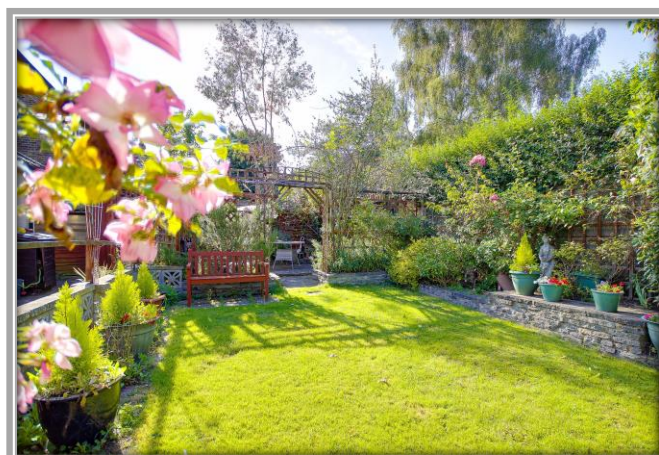
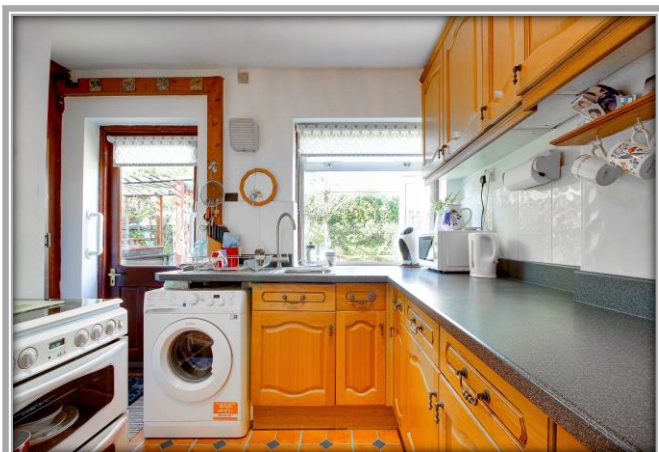
BEAUTIFULLY MAINTAINED FRONT & REAR GARDENS

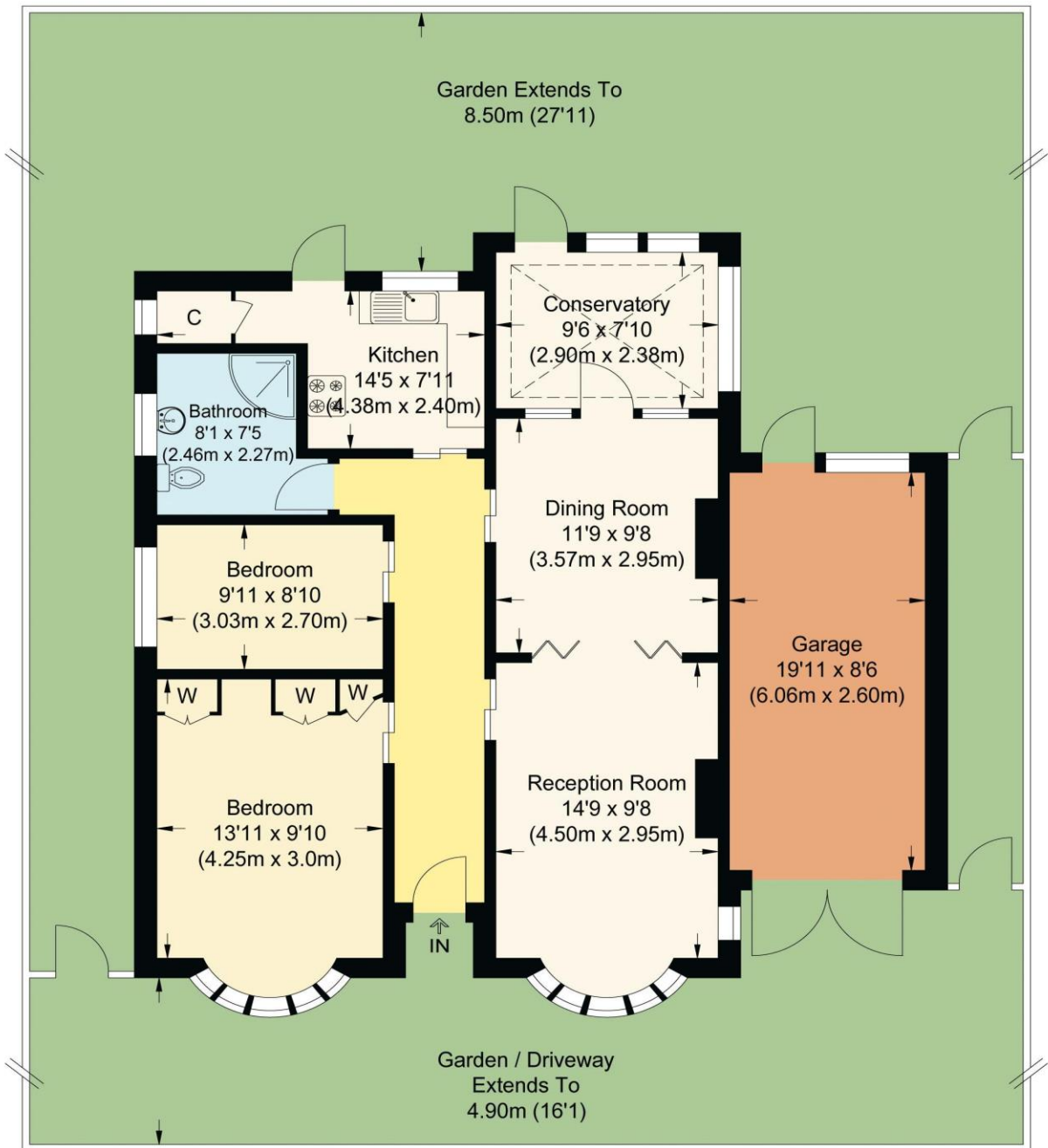
IDEAL LOCATION, CLOSE TO SHOPS, SCHOOLS, STATION & MOTORWAY LINKS

£599,995

Freehold

James Hayward are delighted to present a charming, detached two bedroom bay front bungalow with double side access, adjacent garage and beautifully maintained, rear garden with patio area. This very attractive bungalow, is perfectly situated in a sought after location, within easy reach of amenities in Lancaster Road, schools for all ages and is a short walk from Gordon Hill main line station (Moorgate Line); Enfield Town centre, green spaces, sports & leisure facilities, plus motorway links, are also close by, Council Tax Band: E





Brodie Road, EN2



Approximate Gross Internal Floor Area : 77.70 sq m / 836.35 sq ft
(Excluding Garage)

Garage Area : 15.8 sq m / 170.06 sq ft

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

Energy performance certificate (EPC)

27 Brodie Road
ENFIELD
EN2 0EU

Energy rating

E

Valid until: **21 August 2033**

Certificate number: **3407-5528-6700-2693-1292**

Property type

Detached bungalow

Total floor area

68 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 E. 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