

# MORLEY HILL

Enfield EN2 0BG



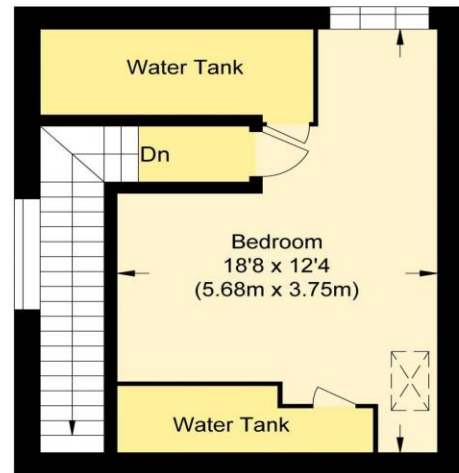
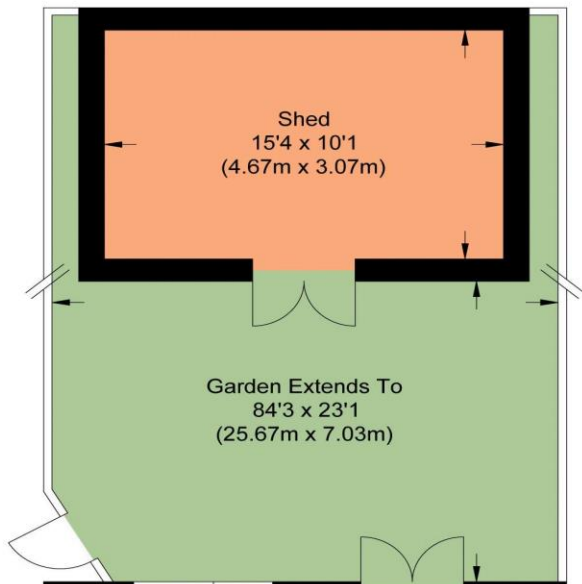
**FOUR BEDROOM SEMI DETACHED FAMILY HOME - CHAIN FREE**  
**TWO GOOD SIZED RECEPTION ROOMS**  
**GOOD SIZED KITCHEN-DINING ROOM**  
**FIRST FLOOR FAMILY BATHROOM**  
**GROUND FLOOR SHOWER/WC & SEPARATE UTILITY AREA**  
**GOOD SIZED REAR GARDEN WITH SIDE ACCESS**  
**BRICK BUILT OUTBUILDING FOR STORAGE**  
**CLOSE TO TRANSPORT LINKS, SCHOOLS, SHOPS & GREEN SPACES**

# **£625,000**

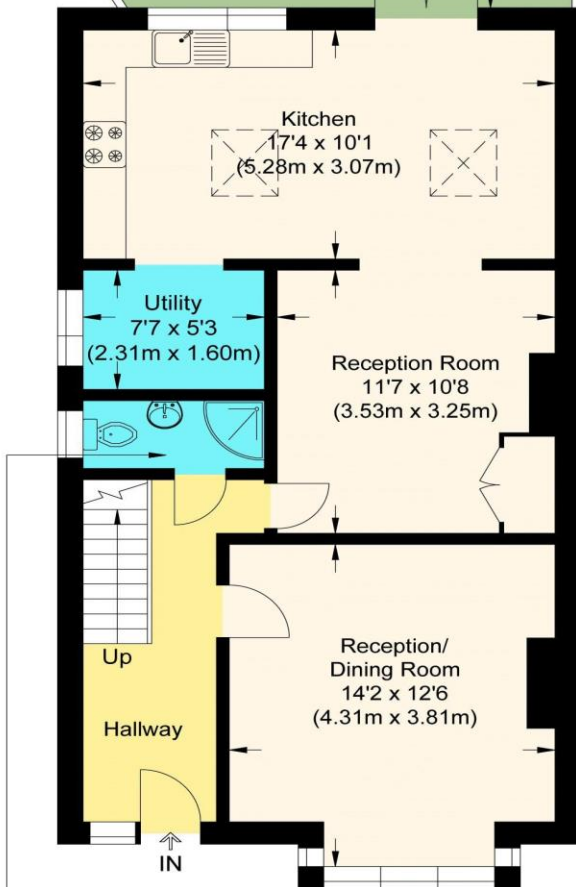
**Freehold**

James Hayward are delighted to have the opportunity to sell this four bedroom semi-detached home, in a prime location. The property is arranged over three floors, which offers functional, comfortable and versatile living space and is complemented by a good sized garden, with a brick built outbuilding for storage and side access. Location wise, this home is perfectly situated, walking distance from local shops & amenities in Lancaster Road, Gordon Hill main line station, schools for all ages and green spaces; Enfield Town, motorway links, sports & leisure facilities are also within easy reach. Offered Chain free. Council Tax Band: E



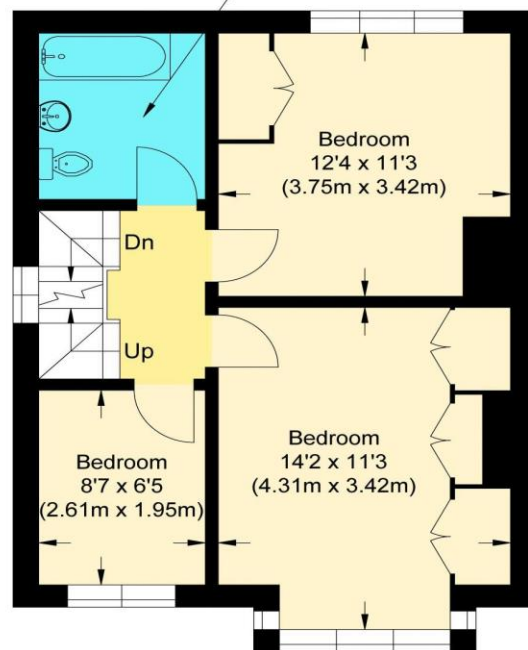


**Second Floor**



**Ground Floor**

Bathroom  
7'4 x 6'6  
(2.23m x 1.98m)



**First Floor**

Shower Room  
7'7 x 3'4  
(2.31m x 1.01m)



**Morley Hill**

Approximate Gross Internal Floor Area : 128.30 sq m / 1381.01 sq ft  
(Excluding Shed)

Shed Area : 14.30 sq m / 153.92 sq ft

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

# Energy performance certificate (EPC)

100 Morley Hill ENFIELD EN2 0BG	Energy rating <b>E</b>	Valid until: 7 February 2034
		Certificate number: 4434-0722-7300-0058-4206

**Property type** Semi-detached house

**Total floor area** 116 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 energy rating is E. It has the potential to be B.

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

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C		
55-68	D		
39-54	E	50 E	
21-38	F		
1-20	G		

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

## Breakdown of property's energy performance

<https://find-energy-certificate.service.gov.uk/energy-certificate/4434-0722-7300-0058-4206>

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**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