

BRODIE ROAD

Enfield EN2 0ET



EXTENDED CHALET BUNGALOW

FOUR GOOD SIZED BEDROOMS (ALTERNATIVELY, THREE BED WITH TWO RECEPTIONS)

RECEPTION ROOM WITH FEATURE FIREPLACE

LARGE KITCHEN-DINING ROOM

SPACIOUS ENTRANCE HALL WITH STORAGE

GROUND FLOOR FAMILY BATHROOM

EN-SUITE SHOWER ROOM TO PRIMARY BEDROOM

WELL MAINTAINED REAR GARDEN WITH SIDE ACCESS

Guide Price: £675,000

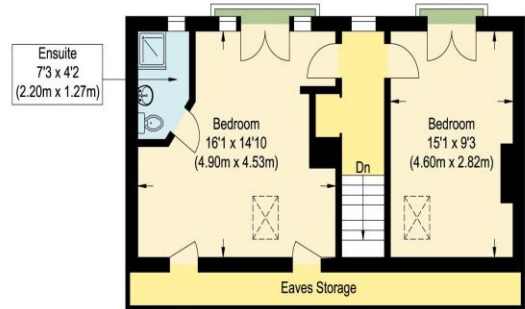
Freehold

James Hayward are delighted to offer a four bedroom, extended chalet bungalow, with bright, airy and flexible living space, complemented by a large, well-maintained rear garden, with side access and potential for off street parking. Beautiful feature fireplaces can be found throughout the property and location wise, this attractive home, is within easy reach of Gordon Hill main line station, motorway links, schools for all ages, including Wren Academy, Hilly Fields green space and an abundance of local shops and restaurants. A charming residence which should be viewed to fully appreciate. Council Tax Band: E





Ground Floor



First Floor



Brodie Road, EN2

Approximate Gross Internal Floor Area : 128.70 sq m / 1385.31 sq ft
(Excluding Garage / Eaves)

Garage Area : 7.10 sq m / 76.42 sq ft

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

Energy performance certificate (EPC)

41 Brodie Road ENFIELD EN2 0ET	Energy rating D	Valid until: 8 April 2034
		Certificate number: 0350-2875-0340-2704-5675

Property type	Detached bungalow
Total floor area	118 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 D. 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		83 B
69-80	C		
55-68	D	68 D	
39-54	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/0350-2875-0340-2704-5675>

1/6

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