

TENNISWOOD ROAD

Enfield EN1 3HF



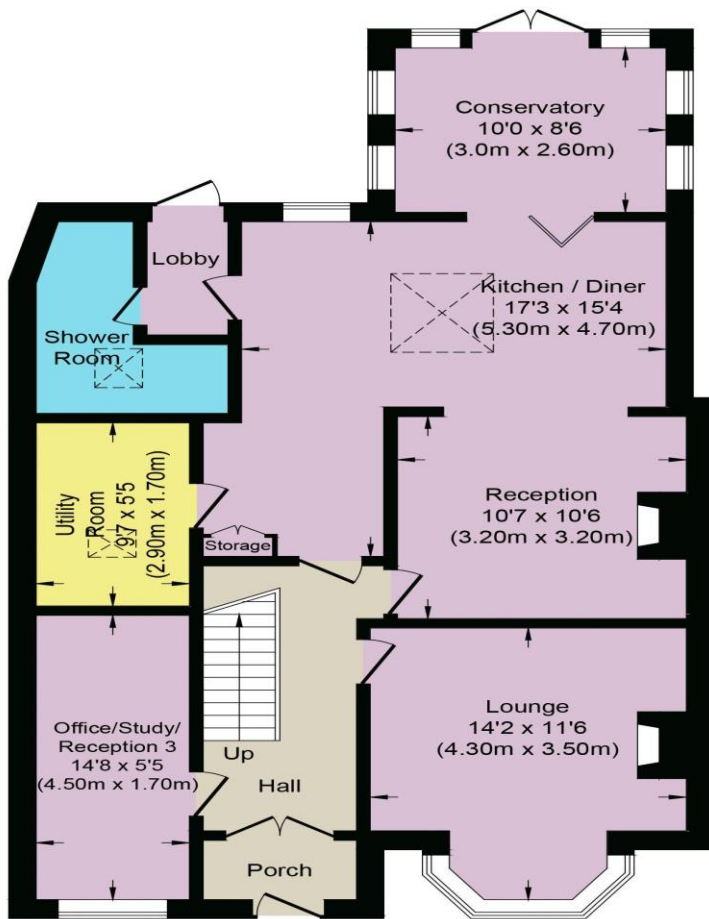
EXTENDED SEMI-DETACHED HOME - OFFERED CHAIN FREE
THREE GOOD SIZED BEDROOMS WITH FITTED WARDROBES
TWO RECEPTION ROOMS PLUS GROUND FLOOR STUDY/BEDROOM 4
MODERN FITTED KITCHEN-DINING ROOM & UTILITY AREA
FIRST FLOOR BATHROOM & DOWNSTAIRS SHOWER ROOM
SOUTH FACING GARDEN WITH STORAGE SHED & RAISED PLANTING BED
OFF STREET PARKING & CONSERVATORY
GOOD SCHOOL CATCHMENT & CLOSE TO TRANSPORT LINKS

OIEO: £650,000

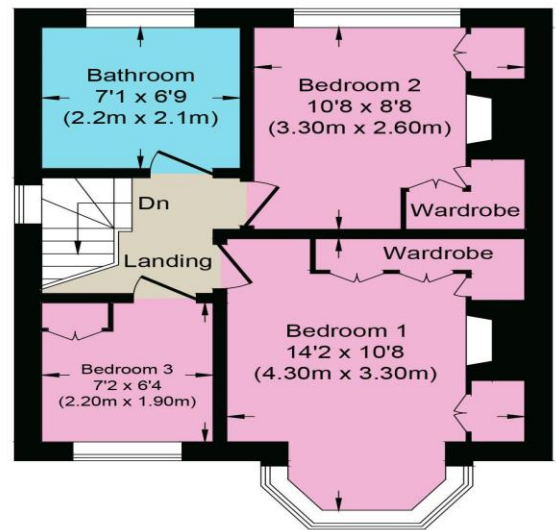
Freehold

James Hayward are delighted to offer, an impressive and beautifully maintained, extended, three bedroom semi-detached family home, situated on the ever popular Willow Estate and complemented by a generous sized south facing garden and front off-street parking, The property offers bright, spacious and versatile living accommodation, including a modern kitchen-dining area, utility room, two reception rooms, ground floor study/bedroom 4, conservatory and two bathrooms. Location wise, this lovely house is within the catchment of some highly regarded schools including Chase Community, St. Andrews Primary and The Wren Academy; Enfield Town, transport & motorway links, sports & leisure facilities, plus many green spaces are also within easy reach. Council Tax Band: E





Ground Floor



First Floor

Tenniswood Road

Approximate Gross Internal Area = 110 sq m / 1182 sq ft

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

Energy Performance Certificate



127, Tenniswood Road, ENFIELD, EN1 3HF

Dwelling type: Semi-detached house
Date of assessment: 05 October 2017
Date of certificate: 05 October 2017

Reference number: 8383-7320-5189-6465-6902
Type of assessment: RdSAP, existing dwelling
Total floor area: 112 m²

Use this document to:

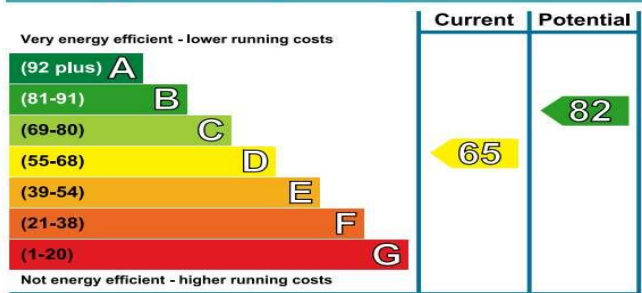
- Compare current ratings of properties to see which properties are more energy efficient
- Find out how you can save energy and money by installing improvement measures

Estimated energy costs of dwelling for 3 years:	£ 2,820
Over 3 years you could save	£ 732

Estimated energy costs of this home			
	Current costs	Potential costs	Potential future savings
Lighting	£ 258 over 3 years	£ 207 over 3 years	
Heating	£ 2,157 over 3 years	£ 1,626 over 3 years	
Hot Water	£ 405 over 3 years	£ 255 over 3 years	
Totals	£ 2,820	£ 2,088	

These figures show how much the average household would spend in this property for heating, lighting and hot water and is not based on energy used by individual households. This excludes energy use for running appliances like TVs, computers and cookers, and electricity generated by microgeneration.

Energy Efficiency Rating



The graph shows the current energy efficiency of your home.

The higher the rating the lower your fuel bills are likely to be.

The potential rating shows the effect of undertaking the recommendations on page 3.

The average energy efficiency rating for a dwelling in England and Wales is band D (rating 60).

The EPC rating shown here is based on standard assumptions about occupancy and energy use and may not reflect how energy is consumed by individual occupants.

Top actions you can take to save money and make your home more efficient

Recommended measures	Indicative cost	Typical savings over 3 years
1 Internal or external wall insulation	£4,000 - £14,000	£ 546
2 Low energy lighting for all fixed outlets	£15	£ 45
3 Solar water heating	£4,000 - £6,000	£ 141

See page 3 for a full list of recommendations for this property.

To find out more about the recommended measures and other actions you could take today to save money, visit www.gov.uk/energy-grants-calculator or call 0300 123 1234 (standard national rate). The Green Deal may enable you to make your home warmer and cheaper to run.

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