



Ayley Croft, Enfield, EN1 1XR

£260,000



Welcome to this charming three-bedroom ground floor maisonette located in the desirable area of Ayley Croft, Enfield. This property presents an excellent opportunity for families or individuals seeking a comfortable and spacious home.

As you enter, you will find a bright and airy living room that offers a generous space for relaxation and entertaining. The large fitted kitchen is perfect for those who enjoy cooking and provides ample storage and workspace. Additionally, the convenience of a downstairs w/c adds to the practicality of this lovely home.

The first floor boasts three well-proportioned bedrooms, each offering a comfortable retreat for rest and relaxation. The family bathroom is conveniently located to serve all bedrooms, ensuring ease of access for everyone.

Outside, residents can enjoy a communal space, ideal for socialising or unwinding in the fresh air. Parking is available within the development, providing added convenience for those with vehicles. The property is situated close to Bush Hill Park, Enfield Town, and Southbury Road overground station, making it an excellent choice for commuters and those who appreciate local amenities.

This maisonette is offered for sale chain-free, making the buying process smoother for prospective purchasers. With its appealing features and prime location, this property is not to be missed. We invite you to arrange a viewing and discover the potential of this delightful home for yourself.

Lease 84 years
service charge £1200 per annum
Ground Rent £10

- Three Bedroom Ground floor maisonette
- Large living room
- Generous size fitted kitchen
- Downstairs w/c
- Upstairs family bathroom
- Large bedrooms
- Chain free
- Close to Bush Hill Park, Enfield Town & Southbury road Over ground stations
- Close to amenities
- Probate sale

Viewing

To arrange a viewing on this property or require further information please contact one of our team on 0208 059 4444

Approximate Gross Internal Floor Area = 81.88 sq m / 881 sq ft

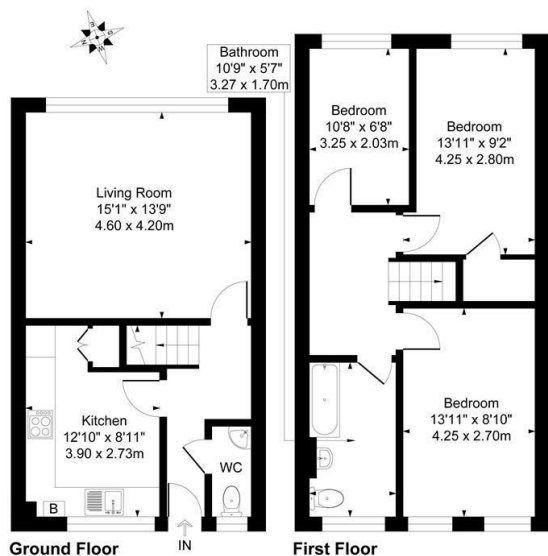
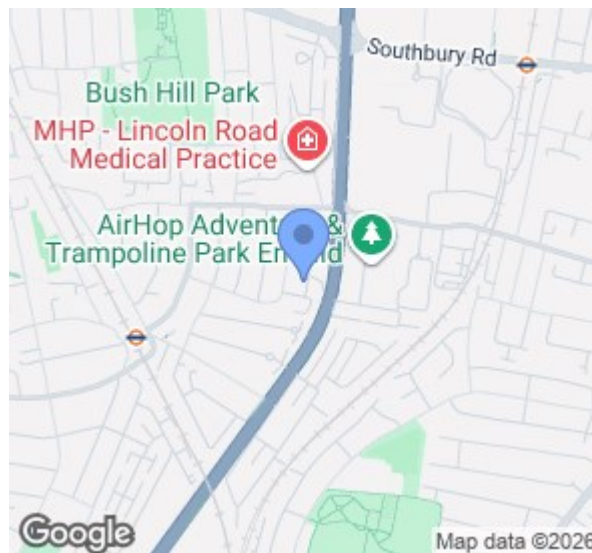
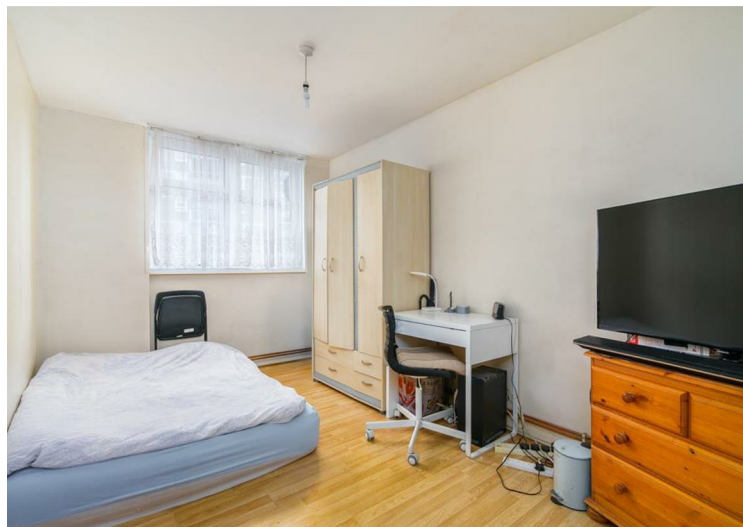


Illustration for identification purposes only, not in scale



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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