



ARCHER WAY, ENFIELD, EN2

A brand-new build semi-detached four/five-bedroom, three-bathroom family house, located on this new build crescent within the grounds of Chase Farm Hospital therefore within close proximity of Enfield Town. The accommodation extends to approximately 1,600 sq ft across three floors. The ground floor is comprised of an entrance hall with doors leading to: study/reception to front aspect, guest WC, large kitchen/dining room with French doors leading to rear westerly-facing garden, laid to lawn. The first-floor compromises landing with two large integrated cupboards, living room/bedroom and principal bedroom with an en-suite shower room. The second (top) floor compromises of three good size bedrooms and a family bathroom suite. The property is presented in immaculate condition, is double glazed throughout and benefits from designated off street parking.

Archer way is an attractive crescent of red brick new build townhouses. The location is excellent for those wanting to connect with London's M25 (Junction 24) and in the opposite direction are the social and leisure amenities of Enfield Town. Gordon Hill Overground Station is easily accessible and provides regular commuter services to London's Moorgate and Kings Cross Stations. The property is also close to several very good schools, including a new Ofsted outstanding primary, One Degree Academy, and anew well regarded secondary, Wren Academy Enfield.

£3,250 PCM

Unfurnished

Available 18th December

0208 350 8936

move@novusresidential.co.uk



Council Tax – TBC (ENFIELD)



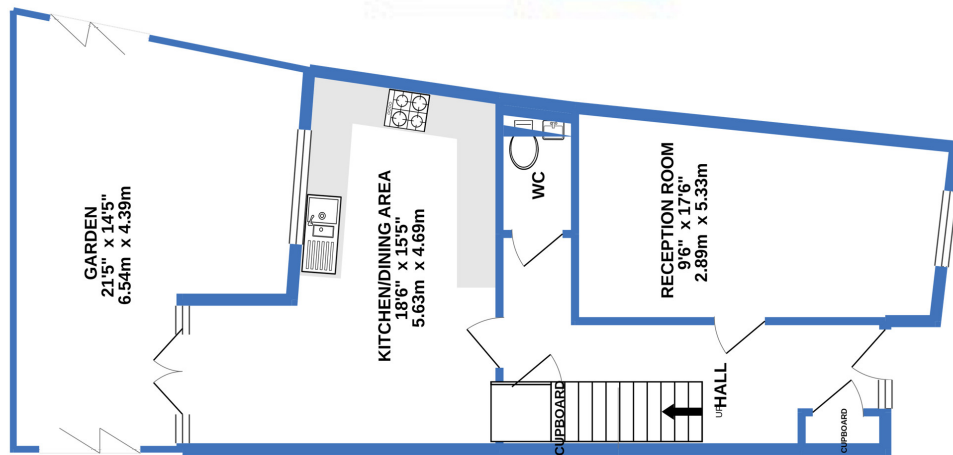




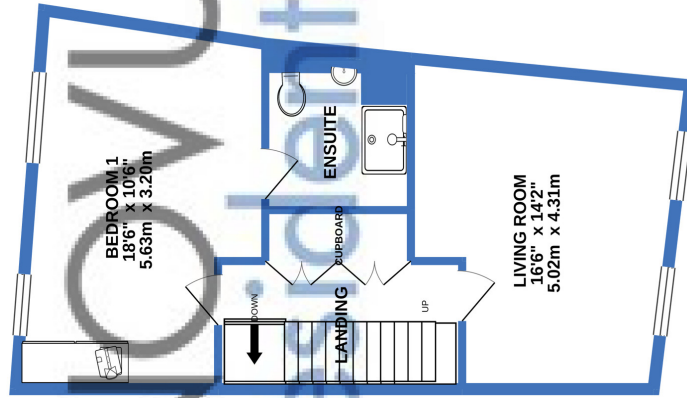
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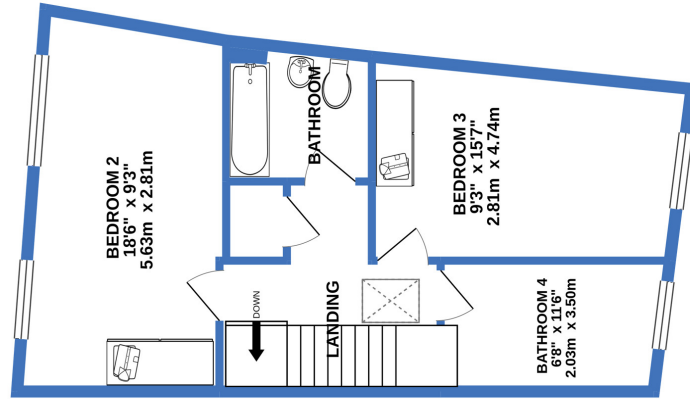
GROUND FLOOR
540 sq.ft. (50.2 sq.m.) approx.



1ST FLOOR
508 sq.ft. (47.2 sq.m.) approx.



2ND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 1615sq.ft. (150.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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