



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

Mapleton Crescent | Enfield | EN3 5RD | £510,000



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings



Shepherds
Property Sales & Lettings

FREE
9 AM - 5 PM
CALL 0800 19 2103
Customer Care
0800 844 947

Mapleton Crescent | Enfield | EN3 5RD

Boasting a unique and sizeable corner plot, offering great potential for extensions (stpp), is this 3 bedroom semi-detached home. The ground floor comprises of a living room, dining room, kitchen and a garden room to the rear. Leading upstairs, there are three bedrooms, each with bay windows and the family bathroom. Externally, the front of the property benefits from a driveway with ample parking for multiple vehicles. To the rear, you will find the impressive plot that boasts an exciting opportunity. The property is located within walking distance of local amenities, Albany Park and 1.8 miles from Brimsdown Station.

- Unique & Sizeable Corner Plot
- Three Bedrooms
- Brick Built Storage & Workshop
- Great Potential For Extensions (STPP)
- Spacious Living / Dining Space
- Front Driveway
- Semi Detached House
- Garden Room
- Amenities & The High Street A Short Walk Away



Entrance Hall

Living Room

13'3 x 11'3

Dining Room

11'3 x 11'2

Kitchen

9'9 x 6'4

Garden Room

7'4 x 5'9

First Floor Landing

Bedroom One

13' x 10'3

Bedroom Two

11'8 x 10'3

Bedroom Three

8'2 x 6'5

Bathroom

6'10 x 6'5

External

Front Driveway

Rear Garden

Brick Built Storage

8'6 x 6'

Workshop

11'7 x 6'



Shepherds
Property Sales & Lettings

Disclaimers: 1. In-line with money laundering regulations (MLR), purchasers will be asked to produce identification documentation. 2. These particulars do not constitute part or all of an offer or contract. 3. Measurements on any of our documentation is supplied for guidance only; as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. The property - The agency has not tested; any apparatus, equipment, fixtures or services. It is in the buyer's interest to check the working condition of the aforementioned. Nothing concerning the type of construction or condition of the structure is implied from the agents' photographs. 5. EPC information - is available upon request. 6. We are not able to offer opinion, either written or verbal on the content of reports. This must be obtained from your legal representative, or relevant qualified professional. 7. Whilst care is taken in the preparation of our information, a buyer should ensure that their legal representative confirms as soon as possible all matters relating to; The title including the extent and boundaries of the property and other important matters before exchange of contracts. All interested party/parties should inspect the property prior to exchange of contracts.

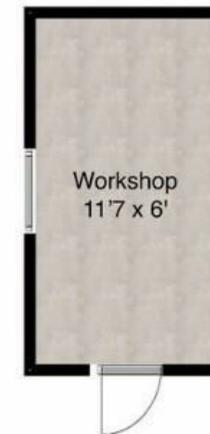
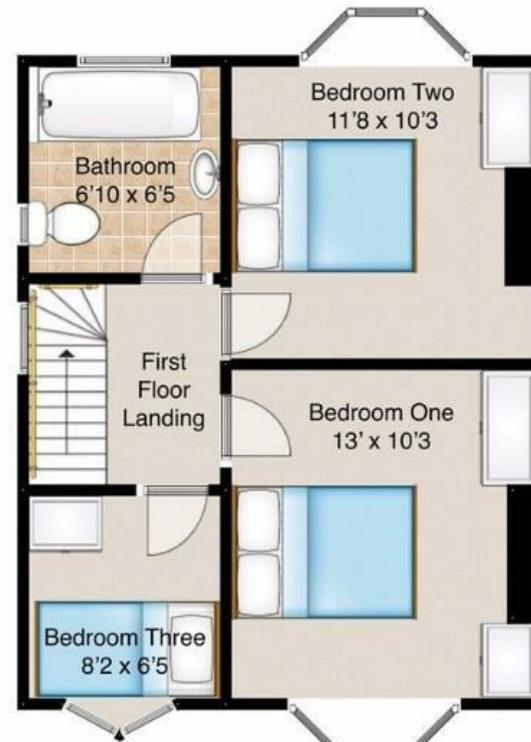
 3
  1
  1
  D

Tenure : Freehold
Council: Enfield
Tax Band: D

Shepherds
Property Sales & Lettings



Mapleton Crescent, Enfield, Middlesex



This floorplan is for guidance only and may not be accurate. Shepherds have added the floor coverings and furniture as a visual guide only and items shown will not be included. This floorplan is covered by the copyright act and must not be reused or edited without permission from Shepherds Estate Agents LTD.



Shepherds
Property Sales & Lettings

CHESHUNT

1 High Street, Cheshunt EN8 0BY

Sales: 01992 637351
Lettings: 01992 640824

cheshunt@shepherdsestates.co.uk

HODDESDON

37 High Street, Hoddesdon EN11 8TA

Sales: 01992 440044
Lettings: 01992 449501

enquiries@shepherdsestates.co.uk



FINE & COUNTRY

