

# 26

BICKNOLLER  
ROAD

**mihomes**  
property agents



*a welcoming haven  
two-bedroom maisonette*

*guide price  
£325,000 - £350,000*

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*a charming and well maintained first floor 2-bedroom maisonette  
nestled on a quiet road in enfield.*

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*description*

boasting a spacious layout and a private garden spanning approximately 662 sq ft, this residence offers an inviting space that someone can make their own.

as you enter you'll discover a generously proportioned reception room, a fully fitted modern kitchen, complete with integrated appliances, two double bedrooms provide ample space for wardrobes and a sleek three-piece shower room adds convenience to daily routines.





stepping inside, you're greeted by a pristine interior which showcases commitment to a well maintained and cared-for home.



## location

beyond the confines of this maisonette lies a vibrant locale brimming with amenities and conveniences.

bicknoller road enjoys proximity to a plethora of local shops, eateries, and leisure facilities, ensuring residents have everything they need within easy reach. for outdoor enthusiasts, forty hall country park is just a short walk away.

transport links are excellent, with several bus routes servicing the area, providing convenient connections to nearby towns and beyond.

residents can also benefit from the nearby gordon hill overground station, facilitating commutes into central london and surrounding areas.

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## floorplan:

26 bicknoller road,  
en1 3np

epc rating:

c

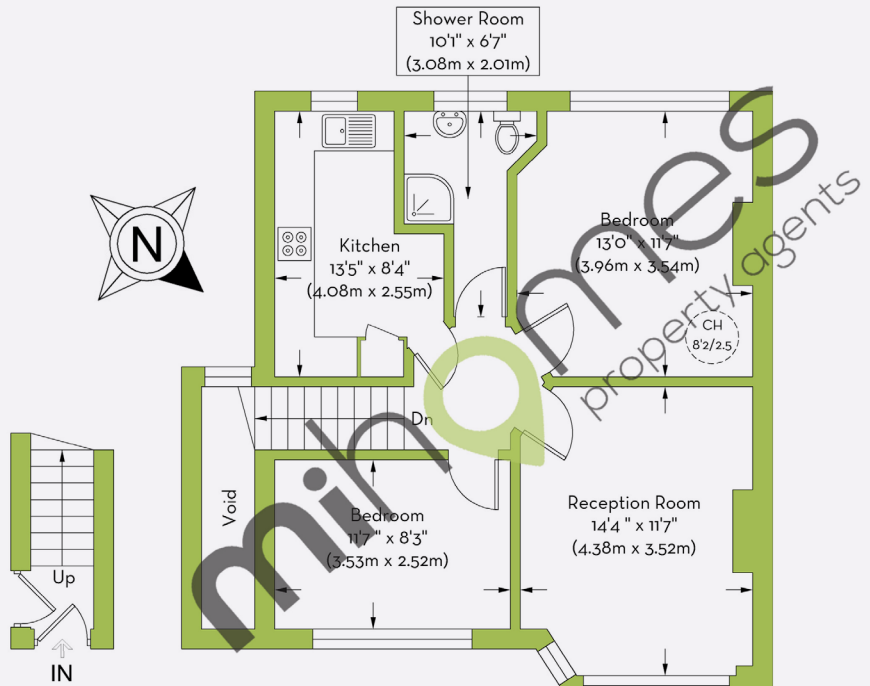
council tax band:

c

*this plan is for layout purposes only. not drawn to scale unless stated. window and door opening are approximate. whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (id: 1074162)*

### Bicknoller Road, EN1

Approximate Gross Internal Floor Area  
662 sq ft / 61.5 sq m (Excluding Void)



**Ground Floor**  
31 sq ft / 2.9 sq m

**First Floor**  
631 sq ft / 58.6 sq m

## lease information

lease length: |  
86 years |

service charge: |  
£0.00 |

ground rent: |  
£200.00 |

## overview

2 bed maisonette |

first floor |

private garden |

86-year lease |

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*let's talk.*



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