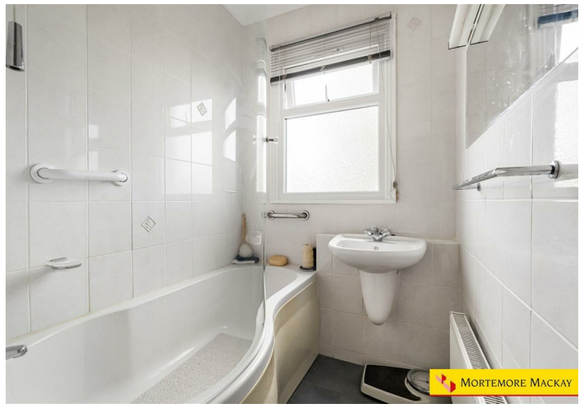












BORDEN AVENUE, EN1 2BY



£600,000 Freehold

- CHAIN FREE
- KITCHEN/BREAKFAST ROOM
- BATHROOM
- GARDEN
- OFF STREET PARKING
- THROUGH LOUNGE
- THREE BEDROOMS
- SEPARATE WC
- DOUBLE GARAGE

Property Details

Situated on Borden Avenue, EN1, this well-proportioned three-bedroom mid-terraced property offers generous and versatile accommodation, making it an ideal choice for families and buyers looking for a comfortable home with excellent parking and storage facilities.

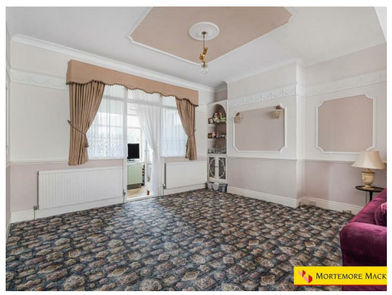
The ground floor features a spacious through lounge, providing ample room for both living and dining areas and creating a sociable space for everyday family life and entertaining. To the rear is a kitchen/breakfast room, offering plenty of space for cooking, storage and informal dining, with convenient access towards the rear garden.

On the first floor, the property offers three bedrooms, providing flexible accommodation for a growing family, guests or those requiring space to work from home. The accommodation is completed by a family bathroom and the additional convenience of a separate WC.

Externally, the property benefits from a private rear garden, providing an enjoyable outdoor space for relaxing, entertaining and family use. To the rear of the garden is a double garage, offering excellent secure parking and additional storage space, while to the front of the property there is off-street parking.

Offering a combination of generous living accommodation, three bedrooms, a private garden, double garage and off-street parking, this property represents an excellent opportunity to acquire a family home in the EN1 area. An internal viewing is highly recommended to fully appreciate the space and potential on offer.









Approximate Gross Internal Area 1304 sq ft - 121 sq m
(Excluding Garage)
Ground Floor Area 805 sq ft – 75 sq m
First Floor Area 499 sq ft – 46 sq m
Garage Area 298 sq ft – 28 sq m



PINKPLAN

Floor plan produced in accordance with RICS Property Measurement 2nd Edition. Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only and no guarantee is given on the total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.

MORTEMORE MACKAY

