



www.kings-group.net

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Great Cambridge Road, Enfield, EN1 1SG
£525,000

Kings - Enfield Town are delighted to present this EXTENDED 4 DOUBLE BEDROOM END OF TERRACE HOUSE on Great Cambridge Road, Enfield. The house offers a spacious through-lounge, kitchen, utility room, downstairs shower room, conservatory bathroom and four double bedrooms. There is also off-street parking to the front of the house for up to 4 cars and a garage to the rear of the property. The property has ease of access to the A10, A406 & M25, with excellent rail links into London, with Southbury Road, Bush Hill Park and Enfield Town stations all within walking distance. Located nearby are the local retail and commercial outlets and leisure facilities. The house is also within the catchment area of some of Enfield's most sought after schools including George Spicer Primary School. This property will make an ideal family home and also has the potential to be extended (STPP) into the loft. Viewing is highly recommended and keys are held in the office. To arrange a viewing, please contact us on 0208 364 4118.



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Through Lounge
25'55 x 11'32 (7.62m x 3.35m)

UPVC Double Glazed bay window to front aspect, Two double radiators, Laminate flooring, Phone Point, TV Ariel point & Power point, Spotlights, Double glazed sliding door leading to the conservatory.

Kitchen
12'51 x 10'63 (3.66m x 3.05m)

UPVC Double Glazed windows to rear and side aspect, Double radiator, Laminate flooring, Tiled splash backs, Base & wall units with wooden flat top work surfaces, Integrated cooker, Electric oven & hobs, Chimney style extractor fan, Sink with double drainer unit, Space for fridge freezer, Power Points

Conservatory
17'55 x 8'12 (5.18m x 2.44m)

UPVC Double glazed windows to rear aspect, Double

radiator, Laminate flooring, Double glazed sliding door leading to rear private garden

Utility Room
UPVC Double glazed window to rear & front aspect, plumbing for washing machine, Power points

Downstairs Showeroom
11'37 x 4'92 (3.35m x 1.22m)
UPVC Double glazed opaque windows to front & side aspect, Heated towel rail, Laminate flooring, Extractor fan, Shower cubicle, Wash basin with mixer taps, Low level WC, Tiled splash backs, Spotlights.

Bathroom
6'94 x 4'94 (1.83m x 1.22m)
UPVC Double glazed opaque window to side aspect, Single Radiator, Lino flooring, Panel enclosed bathtub with shower attached, Pedalstal wash basin with vanity unit under, Low level WC, Tiled walls

Bedroom One
13' 81 x 10'91 (3.96m 24.69m x 3.05m)
UPVC Double Glazed bay window to front aspect, Double radiator, Laminate flooring, Built in Wardrobes & storage cupboards, Power points.

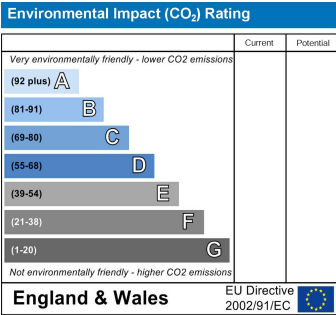
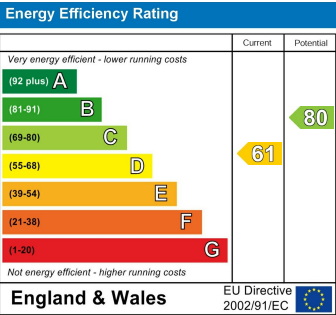
Bedroom Two
10'79 x 10'79 (3.05m x 3.05m)
UPVC Double Glazed window to rear aspect, Single radiator, Laminate flooring, Power points

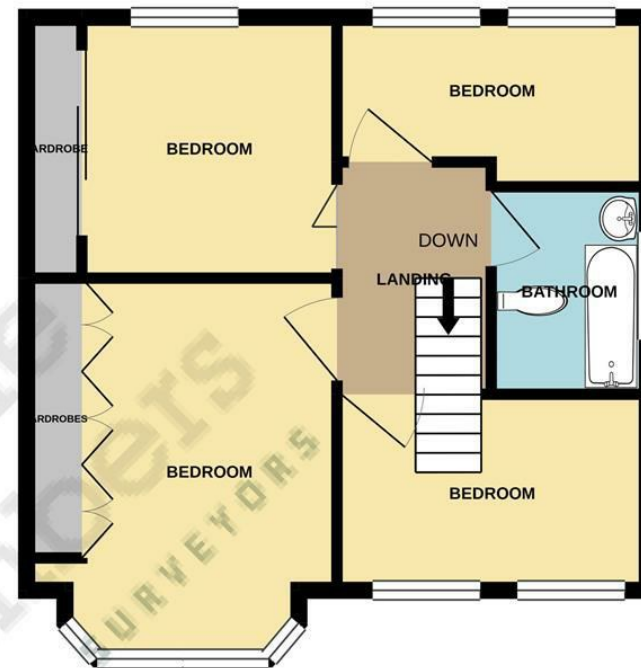
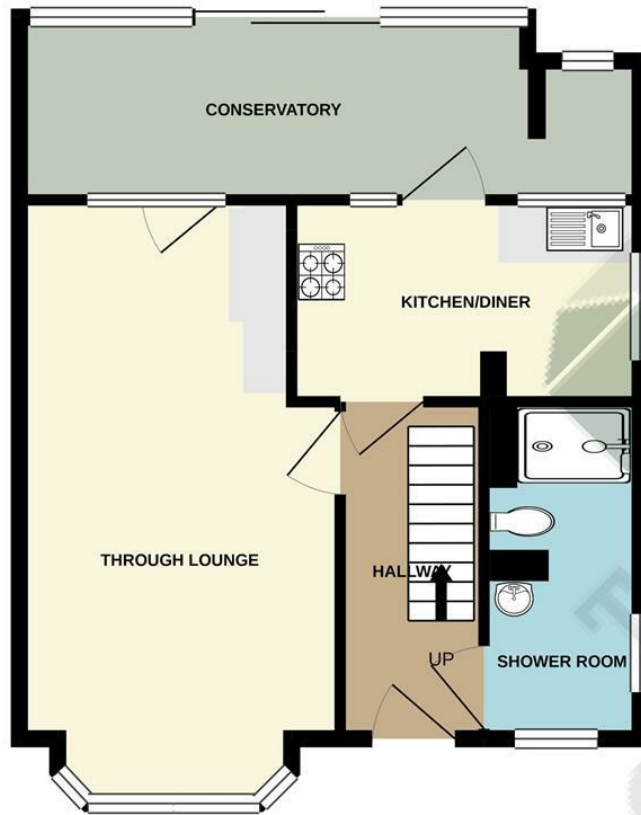
Bedroom Three
11'79 x 7'56 (3.35m x 2.13m)
UPVC Double Glazed window to front aspect, Double radiator, Laminate flooring, Power points.

Bedroom Four
11'86 x 6'77 (3.35m x 1.83m)
UPVC Double Glazed window to rear aspect, Single radiator, Laminate flooring, Power points

Garden
approximately 85ft (approximately 25.91mft)
Mainly laid to lawn, Rear & Side access, Concrete paved patio, Brick built shed,Water tap, Security light

Single Garage





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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