



www.kings-group.net

25 Silver Street
Enfield Town EN1 3EF
Tel: 0208 364 4118

Cheviot Court, Enfield, EN1 3UY
£325,000

Kings Group - Enfield Town are delighted to offer this CHAIN FREE TWO BED GROUND FLOOR MAISNOETTE located within easy reach of Enfield Town Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. Local shops and amenities are only a short distance away. The accommodation comprises lounge, fitted kitchen with two good sized bedrooms, shower room, communal garden and a private garage. This ideal family home falls within the catchment areas of some of Enfield's most sought after schools including St Andrews CofE Primary and St Georges Catholic Primary Schools.

Internal viewing is recommended - call us today on 0208 364 4118 to book an appointment to view.

Entrance Hall

Storage cupboard, double radiator, carpeted flooring, tel point, smoke alarm, power points.

Wet Room

5'90 x 6'39 (1.52m x 1.83m)

Double glazed rear opaque window, single radiator, vinyl flooring, extractor fan, bath, electric shower, wash basin, low level W.C, tiled walls.

Reception

10'78 x 15'79 (3.05m x 4.57m)

Double radiator, carpeted flooring, TV aerial point, phone point, power points.

Kitchen

7'86 x 10'56 (2.13m x 3.05m)

Double glazed window to rear aspect, single radiator, lino flooring, tiled splash backs, roll top wall and base units, gas oven and hob, drainer unit sink, integrated fridge freezer, plumbing for washing machine and dishwasher, power points, double glazed rear doors leading to garden.

Bedroom One

10'77 x 8'99 (3.05m x 2.44m)

Double glazed window to rear aspect, double radiator, carpeted flooring, build in wardrobes, power points.

Bedroom Two

7'87 x 14'16 (2.13m x 4.27m)

Double glazed window to front aspect, double radiator, carpeted flooring, build in wardrobes, power points.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC	

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floor, window, doors and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation or efficiency at the time of writing.

