



Kimberley Gardens, EN1 3SW  
Enfield





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# Kimberley Gardens, EN1 3SW

Kings Group-Enfield Town are delighted to present this beautifully presented Edwardian semi-detached house is the ideal family home, offering approximately 106 square metres of internal living space thoughtfully arranged over three floors. Boasting three generously sized double bedrooms, the property seamlessly combines period charm with modern living. The ground floor features a through lounge with versatile use for both living and dining areas, complemented by a modern fitted kitchen that opens onto the rear garden. On the first floor, there are two sizeable double bedrooms alongside a large, contemporary three-piece bathroom suite. The top floor is home to a naturally bright and airy double bedroom, perfect for a principal suite or guest accommodation.

The property enjoys a well-maintained, mainly laid-to-lawn rear garden, complete with a garden cabin that offers versatile use as a home office, salon, or space for entertaining guests. Situated on a peaceful residential street, the home is just a short distance from Enfield Town Centre, which offers a wide range of shops, restaurants, and local amenities. Families will appreciate the property's location within the catchment area for sought-after schools, including George Spicer Primary School, and its proximity to green open spaces such as Bush Hill Park and King George Playing Fields. With bus stops and Enfield Town Station within walking distance, providing direct access to Liverpool Street Station, this charming home offers convenience, comfort, and character in equal measure.

Council Tax Band: E  
Construction Type: Standard (Brick)  
Flood Risk- Rivers & Seas: Very Low, Surface Water: Very Low

£560,000



- A Beautifully Presented Three Double Bedroom Edwardian Semi-Detached House
- Modern Fitted Kitchen
- Versatile Garden Cabin, Ideal for Use as a Home Office, Salon, or a Space for Entertaining Guests
- Within Catchment Area of Highly Sought After Schools Including George Spicer Primary School
- Within Walking Distance of Transport Links Including Enfield Town Station Providing Direct Access into Liverpool Street Station
- A Generously Proportioned Through Lounge Currently Arranged as Both Living and Dining Area
- Spacious Rear Garden
- A Well Presented First Floor Three Piece Bathroom Suite
- Close Proximity to Enfield Town Centre Boasting An Array of Shops and Amenities
- Easy Access to the A10/M25/A406 All of Which Provide Good Access to Surrounding Areas







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



Approximate Gross Internal Floor Area : 105.60 sq m / 1136.66 sq ft  
(Excluding Outbuilding & Eaves)  
Outbuilding Area : 10.40 sq m / 111.94 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

THE PROPERTY MISDESCRIPTIONS ACT 1991. The agent has not tested any apparatus, equipment, fixtures or services and so cannot verify that they are in working order, or fit for the purpose. References to the Tenure of a property are based on information supplied by the vendor. The agent has not had sight of the Title documents. A buyer is advised to obtain verification from their Solicitor or Surveyor. Note: These details are correct at time of going to press.

25 Silver Street, Enfield Town, Middlesex,  
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

