



www.kings-group.net

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Enfield Town EN1 3EF
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First Avenue, Enfield, EN1 1BL
£325,000

Kings Group - Enfield Town are delighted to offer this TWO DOUBLE BEDROOM GROUND FLOOR MAISONETTE which is located within walking distance of Bush Hill Park Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. Local shops and amenities in Enfield Town are only a short distance away. The A10 / M25 / A406, all of which offer good road links to the surrounding areas. The accommodation comprises open plan lounge / kitchen, conservatory, two double bedrooms and bathroom. Internal viewing is recommended - call us today on 0208 364 4118 to book an appointment.

Open Plan Lounge / Kitchen
17'30 x 11'63 (5.18m x 3.35m)

Double glazed window and door to rear aspect, range of base and eye level units with roll top work surfaces, electric oven, electric hob, extractor hood, tiled splash backs, space for fridge freezer, stainless steel sink and drainer unit with mixer tap, plumbing for washing machine, power points, part tiled and part laminate wood style flooring.

Conservatory
10'27 x 4'95 (3.05m x 1.22m)

Bedroom One
14'25 x 11'71 (4.27m x 3.35m)

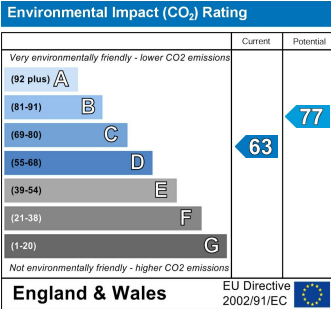
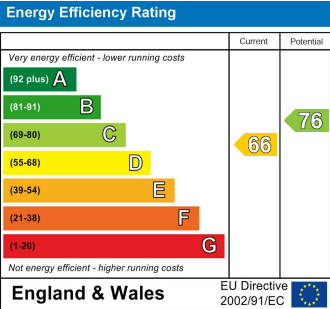
Double glazed bay window to front aspect, coving to ceiling, ceiling rose, double radiator, TV point, power points, laminate wood style flooring.

Bedroom Two
11'57 x 11'04 (3.35m x 3.45m)

Double glazed window to side aspect, double radiator, coving to ceiling, fitted wardrobes, power points, laminate wood style flooring.

Bathroom

5'54 x 5'53 (1.52m x 1.52m)
Double glazed opaque window to side aspect, three piece bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap, low level WC, tiled walls, inset spot lights, heated towel rail, tiled flooring.



TOTAL APPROX. FLOOR AREA 675 SQ.FT. (62.8 SQ.M.)
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of rooms, passages, stairs and any other parts are approximate and no responsibility is taken for any error, omission or misstatement. The plan is to be used as a guide only and should not be relied upon for any prospective purchase. 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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