



Percival Road, EN1 1QX  
Enfield

kings  
GROUP





Kings  
Roupe



# Percival Road, EN1 1QX

This charming, chain-free, three-bedroom Victorian terrace house offers a fantastic opportunity for families looking for a spacious and well-presented home in the sought-after Bush Hill Park area. The property is flooded with natural light throughout, showcasing high ceilings and newly fitted carpets, creating a bright and airy feel. The ground floor features a generous, open-plan through lounge that provides excellent space for both living and dining areas. The extended fitted kitchen, offers practical storage and worktop space. A convenient downstairs shower room completes the ground floor accommodation. Upstairs, you'll find three well-proportioned double bedrooms, each offering ample space for furniture and storage. The large landing space offers potential to add a study/office area. The property is further complemented by a well-maintained rear garden, ideal for outdoor relaxation.

Other highlights include double glazing, gas central heating, and the property being in excellent condition throughout. Located on a desirable residential road, the home is within walking distance of local shops, amenities, Enfield Town Station, high street and Enfield Retail Park. In addition there are well serviced bus routes along Southbury Road. It falls within the catchment area of sought-after schools, including Bush Hill Park Primary and George Spicer Primary School. Transport links are excellent, with Bush Hill Park Station (0.5 miles) and Enfield Town Station (0.6 miles) providing direct access to Liverpool Street Station. Furthermore there is easy and convenient access to the A10, M25 and A406 for travel to surrounding areas. This well-maintained and bright family home is a must-see!

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

## Offers In Excess Of £469,950



- Chain Free
- Sought After Residential Street Located in The Heart of Bush Hill Park
- Easy Access to Transport Links Including Bus Stops, Bush Hill Park Station(0.5 miles) and Enfield Town Station(0.6 miles)
- Spacious with High Ceilings
- Flooded With Natural Light Throughout
- A Well Presented Three Double Bedroom Victorian Terrace House
- Within Catchment Area of Sought After Schools Including George Spicer Primary School and Bush Hill Park Primary School
- Close Proximity to Local Shops and Amenities Including Enfield Town Centre
- Ideal Family Home
- A Short Drive to the A10/M25/A406 All Providing Good Access to Surrounding Areas





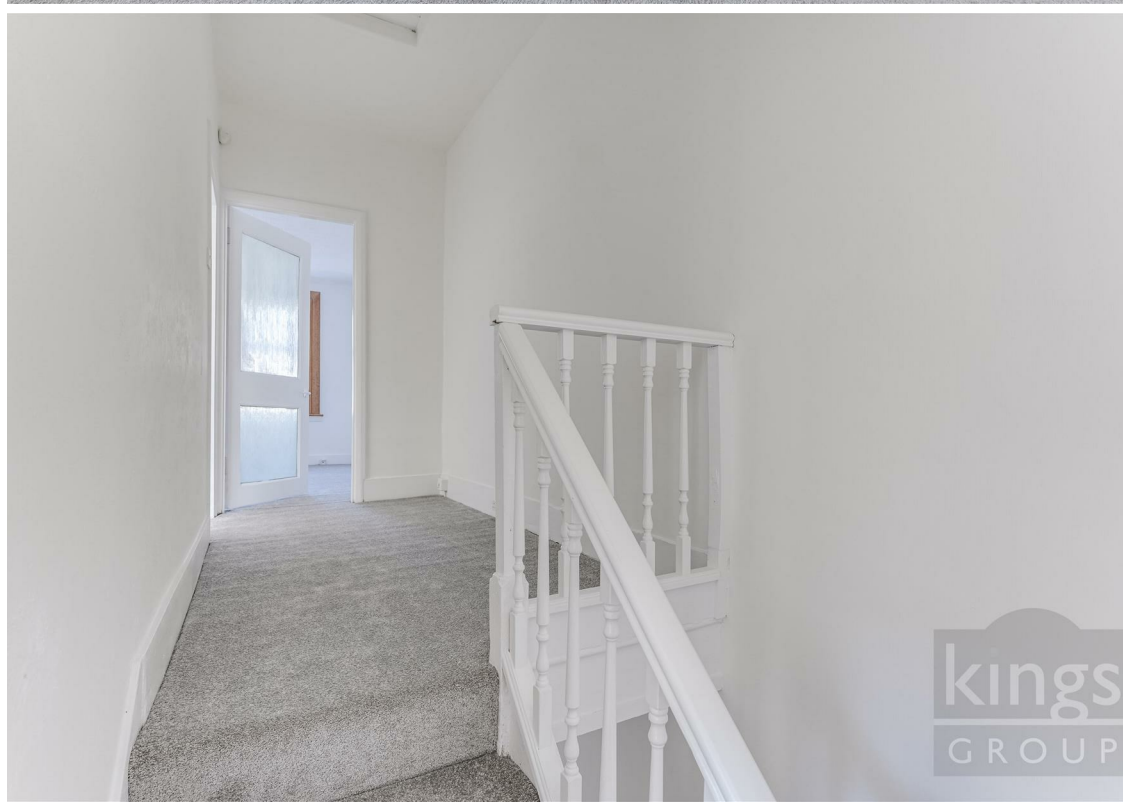






KINGS  
GROUP

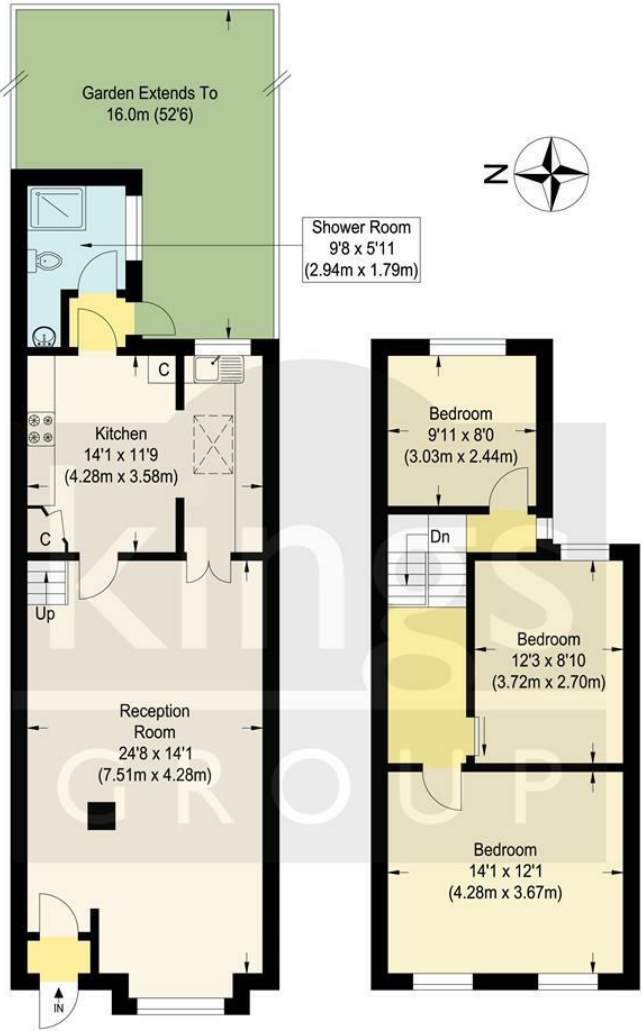
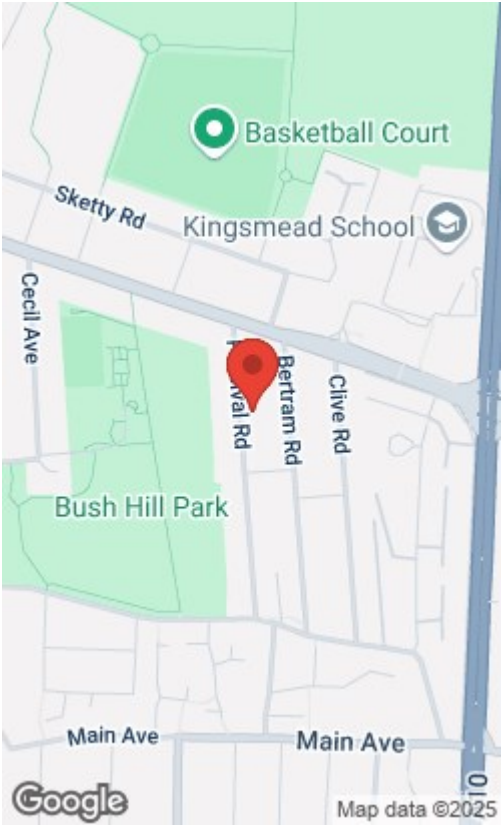






Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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



Ground Floor First Floor

Percival Road

Approximate Gross Internal Floor Area : 96.70 sq m / 1040.87 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

