



www.kings-group.net

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Boleyn Avenue, Enfield, EN1 4HS
£600,000

*****VIRTUAL VIDEO TOUR***** KINGS GROUP Are delighted to offer this FIVE BEDROOM, SEMI DETACHED House to the Market. This RARE ADDITION to the market Family Home would make an ideal Investment Opportunity or a Family Home. Situated Within a short proximity to all LOCAL SHOPS & AMENITIES, as well as having easy access to Turkey Street Station which has great links into LONDON LIVERPOOL STREET. This Stunning & Well Presented Property also Boasts from a Spacious Through Lounge/Dining Area, Extended Fitted Kitchen, Second Reception Room/Office, A Ground Floor Bedroom (Bedroom 5), Utility Area, First Floor Bathroom, Large Rear and Front Gardens, Off Street Parking and a Garage.



DOUBLE GLAZED PORCH TO DOUBLE GLAZED FRONT DOOR T

With doors to:

THROUGH LOUNGE/DINER

25'1 x 15'11 (7.65m x 4.85m)

With double glazed bay window and door to rear gardens ,staircase to the first floor, two double radiators, coving ceiling, , feature fireplace, laminated wood style floor. double doors to:

FAMILY ROOM

13'3 x 9'9 (4.04m x 2.97m)

Double glazed windows and patio doors to rear gardens, spotlights, coved ceiling, laminated wood style floor, double doors to:

KITCHEN

14'2 x 11'2 (4.32m x 3.40m)

With double glazed window and door to rear gardens, skylight, range of wall and base units with work surfaces, double drainer sink unit, plumbing for dishwasher,, space for fridge freezer, space for range style cooker, door to:

INNER HALLWAY

With door to:.

GROUND FLOOR CLOAKROOM

With double glazed frosted window to rear, wash basin into vanity, heated towel rail,

UTILITY ROOM

14.10 x 7 (4.27m.3.05m x 2.13m)

With double glazed window to rear gardens skylight , plumbed for washing machine, space for tumble dryer and fridge freezer, laminated wood style floor, , door to:.

BEDROOM FIVE

11'5 x 11'1 (3.48m x 3.38m)

With double glazed window to side, single radiator, laminated wood style floor

STAIRCASE TO FIRST FLOOR LANDING

With access to loft,, carpet, doors to

BEDROOM ONE

16'9 x 14'9 (5.11m x 4.50m)

With double glazed window to front, fitted wardrobe, single radiator, coved ceiling,, storage cupboard.

BEDROOM TWO

10'11 x 10 (3.33m x 3.05m)

With double glazed window to rear gardens, single radiator, laminated wood style floor.

BEDROOM THREE

11'9 x 6'2 (3.58m x 1.88m)

With double glazed window to rear gardens, radiator,carpet.

BEDROOM FOUR

9'2 x 8'10 (2.79m x 2.69m)

With double glazed window to front, single radiator, laminated wood style floor.

BATHROOM/WC

With double glazed frosted window to rear low level WC, pedestal, wash basin, panel enclosed bath with shower attachment. heated towel rail,

CORNER PLOT REAR GARDEN

lawn area, pond, sheds, external taps, lights, artificial lawn area, plant and shrub borders, BBQ/ Seating Area.

FRONT GARDEN

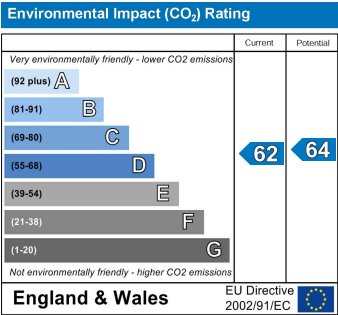
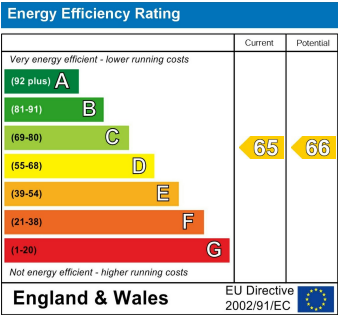
Path to front door, driveway for off street parking for several vehicles, access to: garage.

GARAGE

11'6 x 11'4 (3.51m x 3.45m)

Via up and over door

EPC RATING D



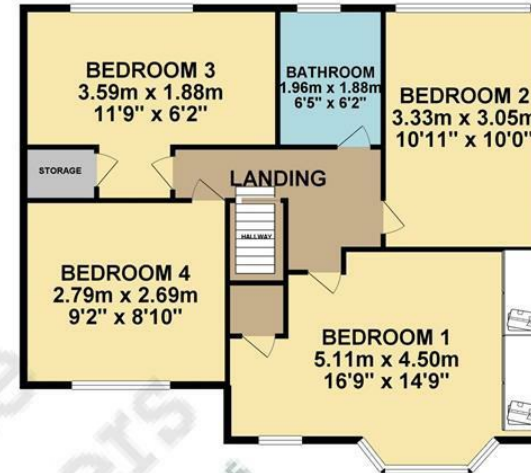




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 149.65 sq. m. (1610.82 sq. ft.) approx.

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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