



www.kings-group.net

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

Hallside Road, Enfield, EN1 4AD
Guide Price £310,000

Guide Price £310,000 - £320,000. Kings Group - Enfield Town are delighted to offer this TWO DOUBLE BEDROOM FIRST FLOOR MAISONETTE which is 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. The property is also conveniently located for access to the A10 / M25 both of which offer good road links to the surrounding areas. Local shops and amenities including Enfield's Retail parks are only a short distance away. The accommodation comprises lounge, fitted kitchen, two double bedrooms and bathroom. In our opinion this property would make an ideal first time or investment purchase. Early viewing is recommended - call us today on 0208 364 4118 to book an appointment to view.

Entrance Hallway

Single radiator, picture rail, smoke alarm, power points, laminate wood style flooring.

Lounge

14'7 x 11'6 (4.45m x 3.51m)

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

Kitchen

11'5 x 8'6 (3.48m x 2.59m)

Double glazed windows to side and rear aspects, range of base and eye level units with granite effect work surfaces, electric oven, gas hob, integrated chimney style extractor, stainless steel sink and drainer unit with mixer tap, space for fridge freezer, plumbing for washing machine, tiled walls, power points, laminate wood style flooring.

Bedroom One

13'2 x 11'6 (4.01m x 3.51m)

Double glazed window to rear aspect, double radiator, fitted wardrobes, built in storage cupboard, power points. laminate wood style flooring.

Bedroom Two

9'10 x 8'10 (3.00m x 2.69m)

Double glazed window to front aspect, double radiator, built in storage cupboard, fitted wardrobes, TV point, power points, laminate wood style flooring.

Bathroom

Double glazed opaque window to rear aspect, three piece bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, vanity wash hand basin, low level WC, tiled walls, heated towel rail, tiled flooring.

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		
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Floor Plan

