



www.kings-group.net

25 Silver Street
Enfield Town EN1 3EF
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Barrowell Green, London, N21 3AR
£355,000

Kings Group - Enfield Town are delighted to offer this TWO BEDROOM GROUND FLOOR MAISONETTE which is located in the popular Winchmore Hill area and within a mile of Winchmore Hill Station which offers fast links into Central London and Moorgate. The property is also conveniently located for access to local shops, restaurants and amenities in the surrounding areas. Good road links are easily accessible (A10/I406). The accommodation comprises of a well equipped kitchen, spacious lounge, two good sized bedroom and three piece shower room. Added benefits of this property include a private front and rear garden, double glazed windows and gas central heating. In our opinion this property would make an ideal first time home or investment purchase. Call us today on 0208 364 4118 to arrange a viewing.

Front Garden
Laid to Lawn

Entrance
Front door to:

Hallway
Under stairs storage cupboard, double radiator, door to lounge.

Lounge
14'6 x 11'4 (4.42m x 3.45m)
Double glazed window to front aspect, coved ceiling, radiator, gas fireplace, TV point, power points, laminate wood style flooring.

Inner Hallway
Storage cupboard, radiator, laminate wood style flooring and doors to

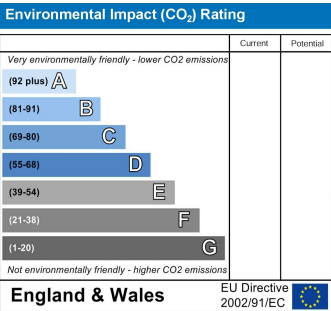
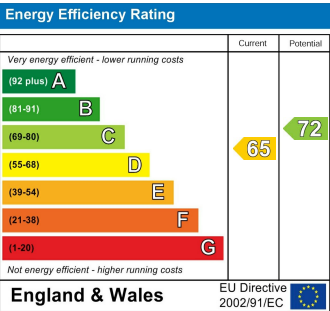
Kitchen
11'0 x 5'11 (3.35m x 1.80m)
Dual aspect double glazed windows to side and rear aspect, and UPVC double glazed door to side aspect leading to garden, radiator, coved ceiling, tiled splash backs, a range of base and wall units with roll top work surfaces, stainless steel sink and drainer unit with mixer tap, integrated gas hob and oven, extractor fan, space for fridge/freezer, plumbed for washing machine, power points, laminate wood style flooring.

Bedroom One
10'11 x 9'02 into wardrobe (3.33m x 2.79m into wardrobe)
Double glazed window to rear aspect, coved ceiling, radiator, built-in wardrobe, power points, laminate wood style flooring.

Bedroom Two
11'0 x 8'0 (3.35m x 2.44m)
Double glazed window to front aspect, radiator, power points, laminate wood style flooring.

Bathroom
Coved ceiling, spotlights, tiled walls, heated towel rail, shower cubicle, wash hand basin with mixer tap and vanity unit, low level W.C, tiled flooring.

Rear Garden
Concrete paving, wooden shed.



GROUND FLOOR
53.0 sq.m. (570 sq.ft.) approx.



TOTAL FLOOR AREA: 53.0 sq.m. (570 sq.ft.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any gross error or inaccuracy. This plan is for illustrative purposes only and should be used as a guide only and not for prospective purchase. The services, systems and appliances shown have not been tested and no guarantee is given for their operation or efficiency on the given date.
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