

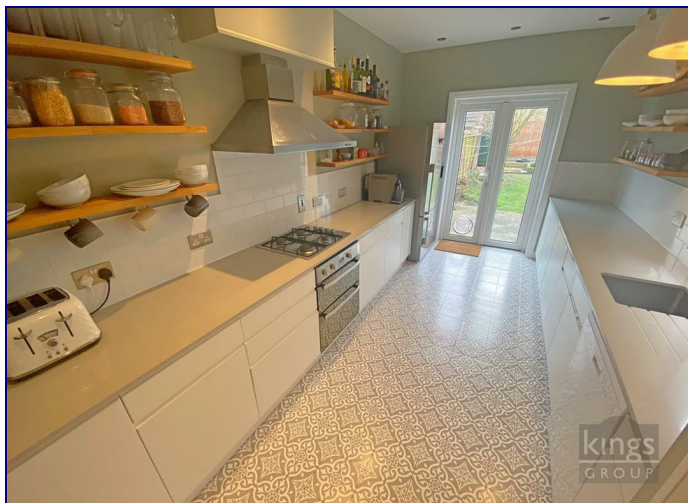


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25 Silver Street
Enfield Town EN1 3EF
Tel: 0208 364 4118

Hawthorn Grove, Enfield, EN2 0DS
£549,995

Kings Group - Enfield Town are delighted to offer For Sale, this refurbished FOUR BEDROOM MID-TERRACE HOUSE on Hawthorn Grove, Enfield. Located within walking distance of Gordon Hill mainline station, the property is also within easy reach of public transport leading directly into Enfield Town and Enfield Chase. This ideal family home is excellently located within the catchment areas of sought after OFSTED Good Rated local schools including Lavender Primary, St. Michael's and St. George's Primary Schools. The accommodation comprises lounge, new kitchen, four bedrooms, new family bathroom, with the added benefits of a garage to the rear of the property, as well as a new Combi Boiler. Either contact us or pop into the office to arrange a viewing.



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Entrance Hallway

Stairs to first floor, telephone point, single radiator, parquet flooring.

Lounge

13' x 11'6 (3.96m x 3.51m)

Double glazed bay window to front aspect, two single radiators, coving to ceiling, feature fireplace with tiled surround, telephone point, TV point, power points, parquet flooring.

Dining Room

11'10 x 10'8 (3.61m x 3.25m)

Double glazed French doors to rear aspect, coving to ceiling, understairs storage cupboard, power points, parquet flooring.

Kitchen

15'3" x 8'6" (4.65 x 2.6)

Double glazed window to side aspect, double glazed French Doors to rear aspect, range of base and eye level units with granite work surfaces, electric oven, gas hob, chimney style extractor, space for fridge freezer, plumbing for washing machine, stainless steel sink and drainer unit with mixer tap, tiled splash backs, integrated dishwasher, inset spot lights, power points, tiled flooring.

BedroomOne

15' x 10'8 (4.57m x 3.25m)

Double glazed window to front aspect, double radiator, power points, carpet.

Bedroom Two

11' x 9'3 (3.35m x 2.82m)

Double glazed window to rear aspect, double radiator, power points, laminate wood style flooring.

Bedroom Three

12' x 8'6 (3.66m x 2.59m)

Double glazed window to rear aspect, double radiator, power points, carpet.

WC

Pedestal wash hand basin, low level WC, tiled walls, textured ceiling.

Bedroom Four / Loft Room

15'1 x 8'4 (4.60m x 2.54m)

Two double glazed Velux windows to front aspect, coving to ceiling, power points, carpet.

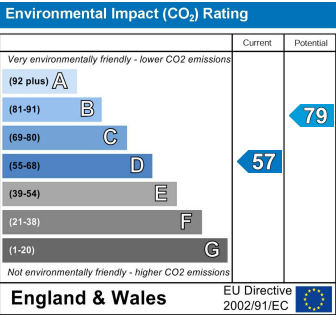
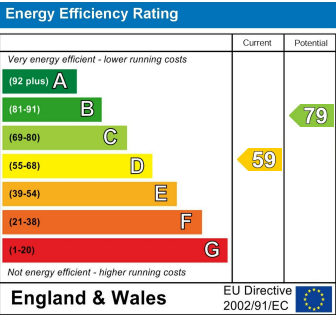
Family Bathroom

10' x 8'9 (3.05m x 2.67m)

Double glazed opaque window to rear aspect, bathroom suite comprising free standing bath with shower attachment, walk in shower cubicle, pedestal wash hand basin, low level WC, tiled walls, heated towel rail, inset spot lights, extractor fan, tiled flooring.

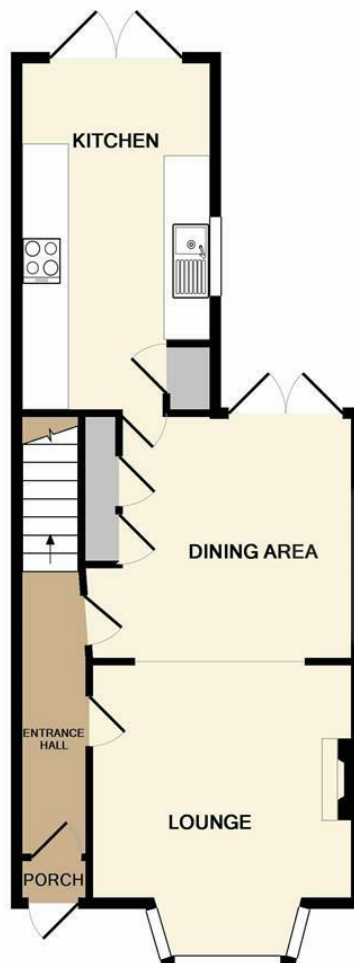
Garden

South facing garden, mainly laid to lawn with plant and shrub borders, patio, outside water tap, security lighting, rear pedestrian access, garage.









GROUND FLOOR



1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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