



Orton Grove, EN1 4UE
Enfield



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In operation
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of the safety
and security

SLOW
5
MPH



Orton Grove, EN1 4UE

An excellent opportunity to acquire a spacious and well located two bedroom first floor flat, offered to the market with no onward chain and ideally suited to first time purchasers, investors seeking a strong addition to their portfolio, or families looking to establish themselves within a welcoming residential community.

Occupying an enviable position within a quiet residential cul-de-sac, the property benefits from a secure entry system and plentiful parking facilities for both residents and guests. Internally, the accommodation is bright and generously proportioned throughout, featuring a spacious reception room ideal for both relaxing and entertaining, a fitted kitchen, two well sized bedrooms, and a family bathroom appointed with a three-piece suite.

Everyday amenities and local bus routes are within easy reach, while Turkey Street Station, approximately one mile away, provides direct rail services into Liverpool Street, making it an attractive option for commuters. Road users are equally well served, with the A10 close at hand, connecting effortlessly to the M25, A406 and the wider motorway network.

The area is particularly appealing to families, with access to a selection of highly regarded schools, including Worcesters Primary School and Forty Hill CofE Primary School.

Residents can also enjoy the excellent leisure and shopping facilities nearby. Enfield Town Centre offers an impressive array of independent cafes, popular restaurants, high street retailers and essential services, while Enfield Retail Park provides further shopping and dining opportunities.

For those who appreciate outdoor living, the property is conveniently positioned close to some of the area's most attractive green spaces. The historic Forty Hall Estate is within

£265,000



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- Chain Free
- Ample Parking Available for Residents and Visitors
- An Entry Phone System Offering an Added Layer of Security For Residents
- Within Walking Distance of Local Amenities, Including David Lloyd Clubs and the Open Green Spaces of the Historic Forty Hall Estate
- Service Charge Set at a Sensible Level, Inclusive of Water Costs for Residents
- A Spacious Two Bedroom Flat Situated on the First Floor
- A Generous Reception Room Leading Through to a Separate Fitted Kitchen
- Close to the Entry of the New River Path, With a Direct Pedestrian Route into Enfield Town Centre
- Excellent Access to Key Road Networks such as the A10, M25 and A406
- Within a Short Drive of Enfield Retail Park and Enfield Town Centre, Both Providing a Mix of Restaurants and Popular High Street Stores Including M&S, Next, Pearsons and JD





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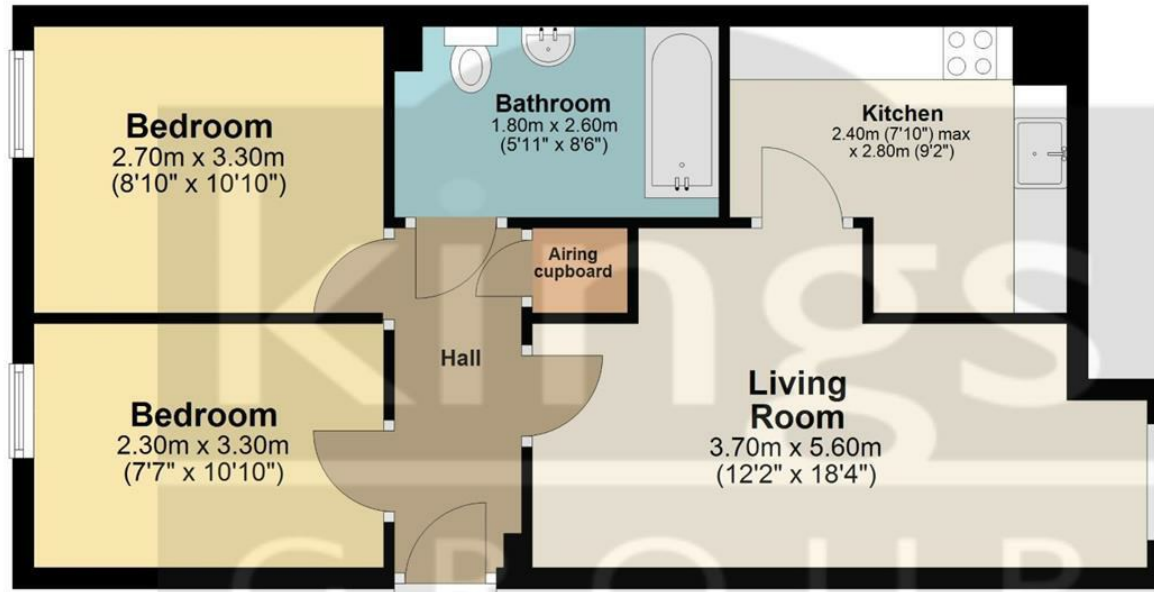


| Energy Efficiency Rating | | Environmental Impact (CO ₂) Rating | |
|---|-----------|---|-----------|
| Current | Potential | Current | Potential |
| Very energy efficient - lower running costs | | Very environmentally friendly - lower CO ₂ emissions | |
| (92 plus) A | | (92 plus) A | |
| (81-91)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



First Floor

Approx. 44.9 sq. metres (483.6 sq. feet)



Total area: approx. 44.9 sq. metres (483.6 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.

Orton Grove



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.

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