



Willow Road, EN1 3AU
Enfield



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KINGS GROUP welcome to the market this attractive and very well maintained three-bedroom semi detached family home which offers bright, well-proportioned accommodation arranged over two floors and is well presented throughout, clearly reflecting the care and attention of the current owners. Combining generous living space, off street parking and a garage.

The ground floor comprises a welcoming entrance hallway leading into a spacious living room positioned at the front of the property. To the rear of the home is a well-sized extended kitchen/diner providing ample room for family and day-to-day living, with direct access to the garden. The layout flows well and offers practical living space for modern family life, while also providing useful storage areas and a utility area.

The first floor features three bedrooms, including two well-proportioned double bedrooms and a further single bedroom which would work perfectly as a nursery, home office or guest room. A family bathroom serves the first floor accommodation.

Externally, the property continues to impress with off street parking to the front as well as the valuable benefit of a private garage, offering additional storage or secure parking.

Situated within the sought after Willow Estate the property sits within easy reach of a wide range of local shops, supermarkets, cafés and everyday amenities, all accessible within short distance. For commuters, the home is conveniently positioned close to Enfield Town Station providing direct access into Central London and surrounding areas.

Families are also well catered for, with several highly regarded schools nearby including George Spicer Primary School, Kingsmead School, and Enfield County School, all located

Offers In Excess Of £625,000



- Situated in the Sought After Willow Estate
- Off Street Parking for Multiple Vehicles
- Spacious Living Accommodation Arranged Over Two Floors
- Excellent Location Close to Local Shops and Amenities
- Close to Highly Regarded Local Primary and Secondary Schools
- Beautifully Maintained Three-Bedroom Family Home
- Private Garage Providing Additional Storage or Parking
- Well Presented Throughout and Ready to Move Into
- Within Easy Reach of Enfield Town & Enfield Town Train Station
- Shower Room & Bathroom





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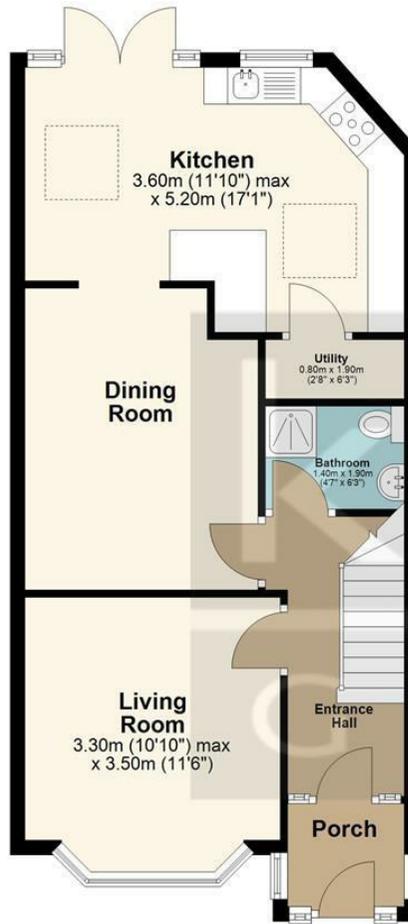
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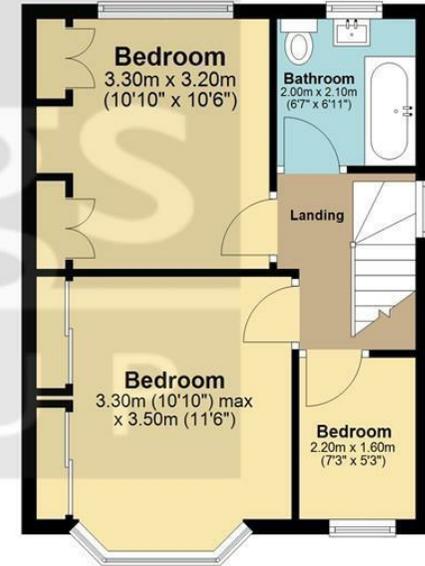
Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A		(92 plus) A	
(81-91) B		(81-91) B	
(69-80) C		(69-80) C	
(55-68) D		(55-68) D	
(39-54) E		(39-54) 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	
86	61		
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



Ground Floor



First Floor



Total area: approx. 91.5 sq. metres (985.0 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. □

Willow Road

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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