



www.kings-group.net

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Rushey Hill, Enfield, EN2 7RN
Offers In Excess Of £425,000

Kings Group - Enfield Town are pleased to offer this PRICED TO SELL, THREE BEDROOM END OF TERRACE HOUSE IN NEED OF MODERNISATION THROUGHOUT. The property is located within easy reach of good transport links including Grange Park Train Station and Oakwood Underground Station (Piccadilly Line). This ideal family home falls within the catchment areas of some of Enfield's most sought after schools including Merryhills Primary and Eversley Primary Schools, and is also being sold on a CHAIN FREE basis. The accommodation comprises lounge, kitchen with separate utility room, three good size bedrooms and family bathroom with separate WC. There is the added benefit of an approximate 30ft south facing rear garden. Early viewing is recommended - call us today on 0208 364 4118 to book an appointment.

Entrance Hallway

Window to side aspect, stairs to first floor, understairs storage cupboard, cupboard housing gas and electric meters, double radiator, telephone point, smoke alarm, carpet. Doors to

Lounge

19'10 x 13'81 (6.05m x 3.96m)

Double glazed bay window to front aspect, double radiator, feature gas fireplace with wooden over mantle, telephone point, TV point, power points, carpet.

Kitchen

12'91 x 8'11 (3.66m x 2.72m)

Double glazed window to rear aspect, range of base and eye level units with wood effect work surfaces, space for electric cooker, chimney style extractor, single radiator, space for fridge freezer, tiled ceiling, plumbing for washing machine, tiled splash backs, sink and drainer unit, power points, lino flooring.

Utility Room

8'19 x 6'46 (2.44m x 1.83m)

Power points, door to garden.

First Floor Landing

Double glazed window to side aspect, loft aspect, tiled ceiling, built in storage cupboard, smoke alarm, power points, carpet. Doors to

Bedroom One

13'06 x 11'11 (4.11m x 3.63m)

Double glazed window to front aspect, single radiator, tiled ceiling, telephone, power points., carpet.

Bedroom Two

10'79 x 10'71 (3.05m x 3.05m)

Double glazed window to rear aspect, tiled ceiling, single radiator, power points, stripped wood flooring.

Bedroom Three

11'11 x 6'40 (3.63m x 1.83m)

Double glazed window to side aspect, single radiator, tiled ceiling, built in storage cupboard, power points, stripped wood flooring.

Bathroom

5'65 x 4'88 (1.52m x 1.22m)

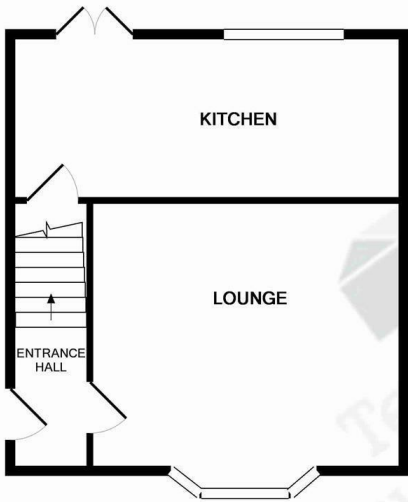
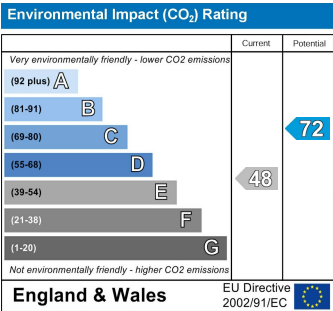
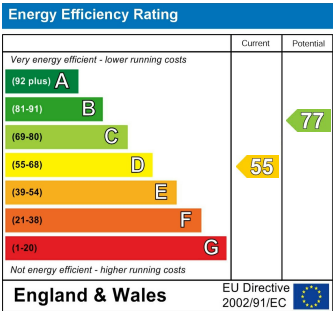
Double glazed opaque window to rear aspect, bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, pedestal wash hand basin, tiled ceiling, single radiator, lino flooring.

Separate WC

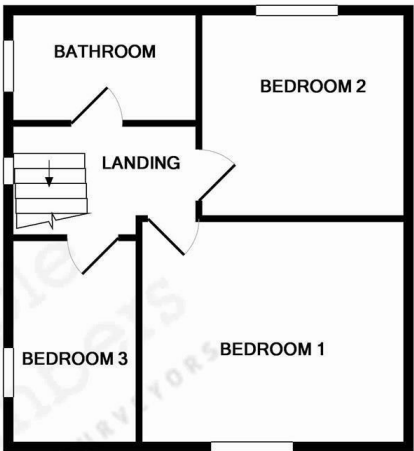
Double glazed opaque window to side aspect, low level WC, lino flooring.

Garden Approx 31ft

South Facing. Mainly laid to lawn with plant and shrub borders, side pedestrian access, wooden garden shed, metal garden shed.



GROUND FLOOR
APPROX. FLOOR
AREA 37.6 SQ.M.
(405 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 37.7 SQ.M.
(406 SQ.FT.)

TOTAL APPROX. FLOOR AREA 75.3 SQ.M. (811 SQ.FT.)

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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