



www.kings-group.net

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Bridgenhall Road, Enfield, EN1 4AY
£449,995

Kings Group - Enfield Town are delighted to offer For Sale, this THREE BEDROOM END OF TERRACE HOUSE on Bridgenhall Road. Located in the popular Forty Hill area of Enfield Town, this Victorian property is comprised of three bedrooms, additional loft room, family bathroom, through-lounge and kitchen. The property also benefits from an approx 35ft rear garden. Located walking distance to a number of local shops and amenities, the property is also a short walk from the David Lloyd Leisure Centre on Carterhatch Lane. This ideal family home is located within the catchment area of both Worcesters Primary and Forty Hall C of E Primary Schools, as well as being within the catchment of Enfield's secondary schools. There is ease of access to the A10, with direct links to the A406 & M25, ideal for commuting. Additionally the property is within walking distance of the ever popular Forty Hall estate which offers plenty of green space and events throughout the year. To arrange a viewing, please do not hesitate to contact us.

Through Lounge
22'5" x 11'9" (6.83m x 3.58m")

Double Glazed front aspect bay windows, single radiator, carpeted flooring, gas fireplace with stone mantle piece, phone point, TV aerial point, power points, coving, under stairs storage cupboard.

Kitchen Diner
21'9" x 7'8" (6.63m x 2.34m")

Double Glazed side aspect windows, double radiator, tiled flooring, partially tiled walls, range of wall and base units with roll top marble effect work surfaces, integrated electric oven, electric hob, integrated chimney style extractor fan, double drainer unit, space for firdge freezer, plumbing for washing machine, plumbing for dishwasher, spotlights, power points, Double Glazed French doors leading to garden.

First Floor Landing

Carpeted flooring, access to loft room, power points, phone points, doors leading to:

Family Bathroom

Double Glazed side aspect opaque windows, heated towel rail, laminate flooring, extractor fan, tiled walls, panel enclosed bath with mixer tap and shower attachment, low level WC, wash basin with vanity unit underneath.

Bedroom One
14'5" x 10'7" (4.39m x 3.23m")

Double Glazed front aspect windows, double radiator, carpeted flooring, power points.

Bedroom Two
11'5" x 8'11" (3.48m x 2.72m")

Double Glazed rear aspect windows, single radiator, carpeted flooring, power points.

Bedroom Three
7'1" x 10" (2.16m x 3.05m")

Double Glazed rear aspect windows, carpeted flooring, single radiator, power points.

Loft Room

Double Glazed rear aspect windows, carpeted flooring, power points, single radiator, spotlights.

Garden (Approx 35ft)

Approx 35ft rear garden mostly laid to lawn with plant and

shrub borders, side access, raised patio with both concrete and slate paving, outside waster tap, security light, timber built summer house with power supply.

