



Clive Road, EN1 1RD
Enfield

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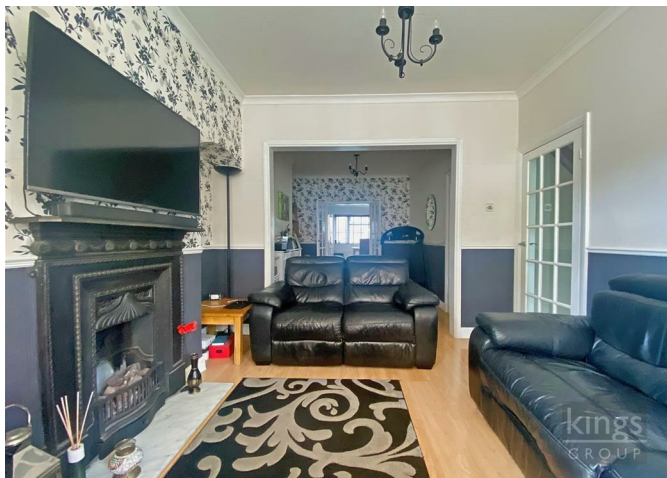
Kings Group - Enfield Town are delighted to offer this EXTENDED THREE BEDROOM TERRACE HOUSE which is located within walking distance of Bush Hill Park Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. The property is also conveniently located for access to local shops and amenities including Enfield Town Shopping Centre and Enfield's Retail Parks. The A10 / A406 / M25 are easily accessible offering good road links to the surrounding areas. This ideal family home falls within the catchment areas of some of Enfield's most sought after schools including George Spicer Primary and Bush Hill Park Primary schools. The accommodation comprises 25'0 Through lounge, well equipped kitchen, downstairs shower room and first floor bathroom, three good sized bedrooms, loft room and 46'0 Rear Garden.

Early viewing is recommended - call us today on 0208 364 4118 to book an appointment to view.

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Offers In Excess Of £500,000



Entrance Porch

Front door to:-

Hallway

Stairs to first floor landing and doors reception room and shower room.

Through Lounge 25'9 x 11'2 (7.85m x 3.40m)

Double glazed bay window to front, two double radiators, feature gas fireplace, power points, laminated wood style flooring.

Kitchen/ Diner 18'8 x 14'9 (5.69m x 4.50m)

Double glazed window to rear and door leading to garden, range of base and wall units with roll top work surfaces, sink and drainer unit, gas hob, double electric oven, space for fridge/freezer, plumbed for dishwasher and washing machine, radiator, power points, tiled flooring.

Shower Room

Tiled walls, shower cubicle with electric shower, wash hand basin, low level W.C, tiled flooring.

First Floor Landing

Spiral stairs to second floor landing, doors to:-

Bedroom One 10'1 x 14'3 (3.07m x 4.34m)

Double glazed bay window to front, single radiator, power points, carpeted flooring.

Bedroom Two 11'5 x 11'2 (3.48m x 3.40m)

Double glazed window to rear, single radiator, power points, carpeted flooring.

Bedroom Three 8'3 x 7'4 (2.51m x 2.24m)

Double glazed window to front, single radiator, power points, carpeted flooring.

Bathroom

Double glazed window to rear, single radiator, panel enclosed bath with mixer tap, wash basin with vanity unit, low level W.C.

Second Floor Landing

Door to:-

Loft Room 12'7 x 11'7 (3.84m x 3.56m)

Double glazed velux window, eaves storage, laminated wood style flooring.

Garden 46'0 (approx) (14.02m (approx))

Mainly laid to lawn with wooden deck area, wooden shed with power and tap.

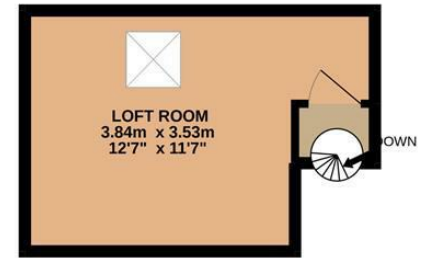
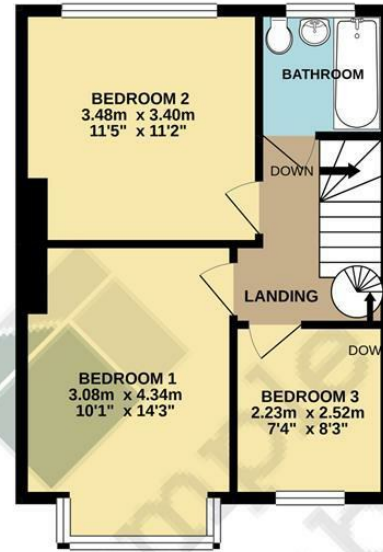
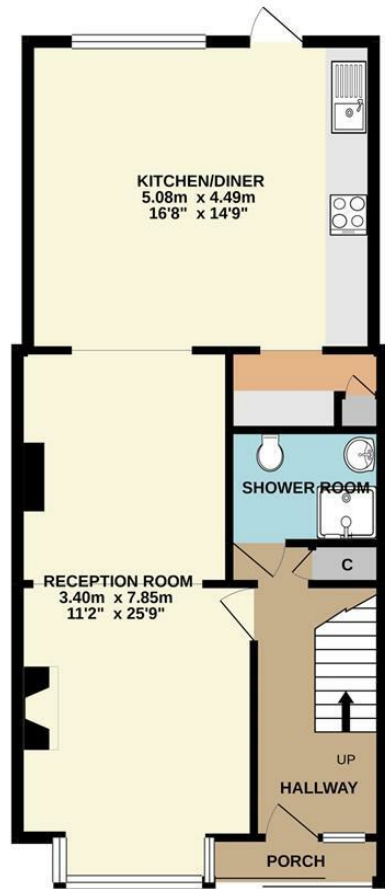








Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO ₂ emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54)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



TOTAL FLOOR AREA : 111.0 sq.m. (1195 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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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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