



Sketty Road, EN1 3SE
Enfield

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****NEW LEASE ON COMPLETION 166 YEARS**** Kings Group – Enfield Town are pleased to present this chain-free, two-bedroom ground floor flat, ideally situated just a short distance from Enfield Town Centre, offering a wide variety of shops, restaurants, and local amenities.

This well-presented property offers an excellent opportunity for first-time buyers and investors alike, with superb transport links including nearby bus routes and Enfield Town Station (only 0.3 miles away), providing direct access into the City. Road links are equally convenient, with the A10, M25, and A406 all within easy reach, connecting you to surrounding areas with ease.

Accommodation comprises a bright and spacious open-plan living room and kitchen, two generously sized bedrooms, a modern bathroom, and the added benefit of your own section of a predominantly laid-to-lawn rear garden.

**Offers In The Region Of
£295,000**



- Chain Free
- Own Section of Approximate 50ft Rear Garden
- Ideal First Time Purchase or Investment Opportunity
- Within Walking Distance of Enfield Town Centre

- Two Bedroom Ground Floor Flat
- Open Plan Kitchen/Living Room
- Close to Transport Links Including Local Bus Routes and Enfield Town Station(0.3 miles)
- Within Catchment Area of Some of Enfield's Most Sought After Schools Including George Spicer Primary School

Hallway

Amtico flooring, Picture rail

Open Plan Kitchen/Living Room 17'20 x 8'81 (5.18m x 2.44m)

Windows to the rear and side aspects, Double radiator, Amtico flooring, Tiled splash backs, A range of base and wall units with roll top wooden surfaces, Integrated cooker with electric oven and induction hob, Integrated extractor hood, Sink drainer unit, Plumbing for washing machine, Spotlights, Door leading to the garden, Power points

Bathroom 7'37 x 4'72 (2.13m x 1.22m)

Spotlights, Part tiled walls, Heated towel rail, Tiled flooring, Extractor fan, Panel enclosed bath with shower attachment, Wash basin with mixer tap and vanity unit underneath, Low level WC

Bedroom 1 12'23 x 11'65 (3.66m x 3.35m)

Sash window to the front aspect, Picture rail, Double radiator, Amtico flooring, TV aerial point, Power points

Bedroom 2 10'35 x 6'66 (3.05m x 1.83m)

Sash window to the rear aspect, Picture rail, Double radiator, Amtico flooring, Power points

Garden approx 50' (approx 15.24m)

Mainly laid to lawn, Outside water tap

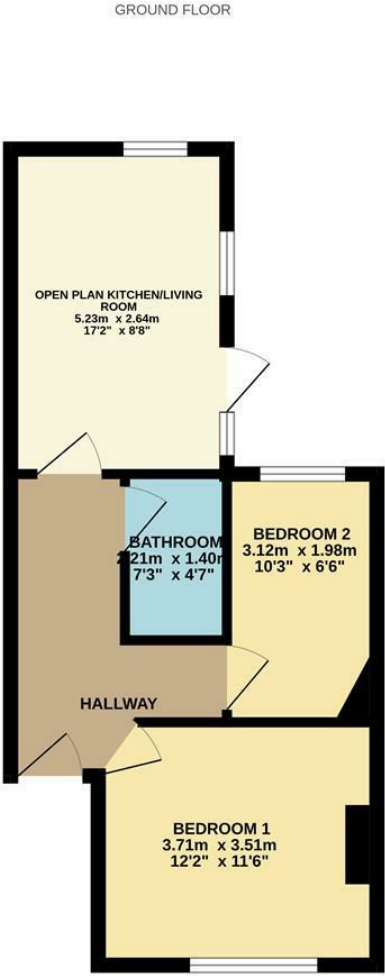
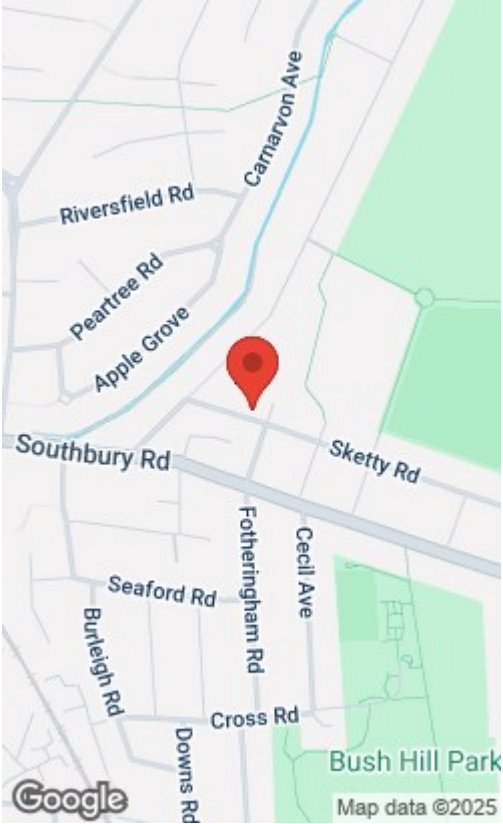
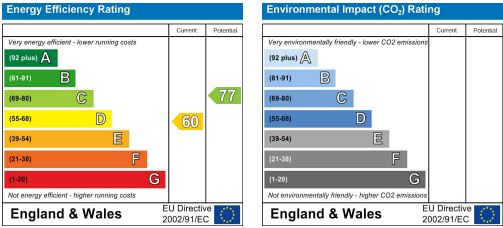






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Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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