



Inverness Avenue, EN1 3NU
Enfield





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This THREE BEDROOM is located on the EVER POPULAR WILLOW ESTATE within easy reach of Enfield Town with its Mainline Station and other good transport links to the surrounding areas. The accommodation comprises three bedrooms, lounge, fitted kitchen / diner, bathroom, and off street parking for two vehicles. This ideal family home has recently been refurbished to a high standard and falls within the catchment areas of some of Enfield's most sought after schools including Worcesters Primary and St Georges Catholic Primary School. The David Lloyd Leisure Centre which offers a wide range of facilities is nearby as well as Forty Hall and Capel Manor Gardens. Internal viewing is recommended - call to arrange an appointment.

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£515,000



Entrance Hallway

UPVC double glazed opaque window to front aspect, stairs to first floor, single radiator, under stairs storage cupboard, laminate wood style flooring. Doors to

Lounge 13'0 x 10'4 (into bay) (3.96m x 3.15m (into bay))

UPVC double glazed bay window to front aspect, coving to ceiling, double radiator, original fireplace, TV point, power points, laminated flooring.

Fitted Kitchen / Diner 15'9 x 10'4 (4.80m x 3.15m)

UPVC double glazed window and French doors to rear aspect, range of base and eye level units with roll top work surfaces, double butler style sink and drainer with stainless steel mixer tap, coving to ceiling, integrated dishwasher, plumbing for washing machine, electric hob, electric oven, extractor, tiled splash backs, power points, single radiator, door to airing cupboard, laminate wood style flooring.

First Floor Landing

Loft access. Doors to

Bedroom One 13'1 x 10'10 (into bay) (3.99m x 3.30m (into bay))

UPVC double glazed bay window to front aspect, coving to ceiling, single radiator, original fireplace, power points, fitted wardrobes, laminated flooring.

Bedroom Two 10'9 x 9'11 (3.28m x 3.02m)

UPVC double glazed window to rear aspect, coving to ceiling, single radiator, original fireplace, power points, fitted wardrobes, laminated flooring.

Bedroom Three 7'3 x 6'0 (2.21m x 1.83m)

UPVC double glazed window to front aspect, single radiator, original fireplace, telephone point, power points built in storage cupboard, laminated flooring.

Bathroom

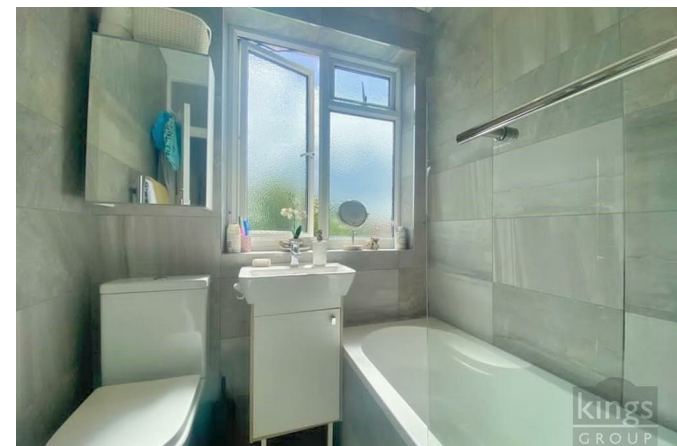
UPVC double glazed opaque window to rear aspect, three piece bathroom suite comprising panel enclosed bath with mixer tap and shower attachment, vanity wash hand basin with mixer tap, low level WC, tiled walls, heated towel rail, extractor fan, tiled flooring.

Garden

Mainly laid to lawn with plant and shrub borders, decking area, outside lighting, outside tap, side pedestrian access.

Parking

Off street parking for two vehicles.

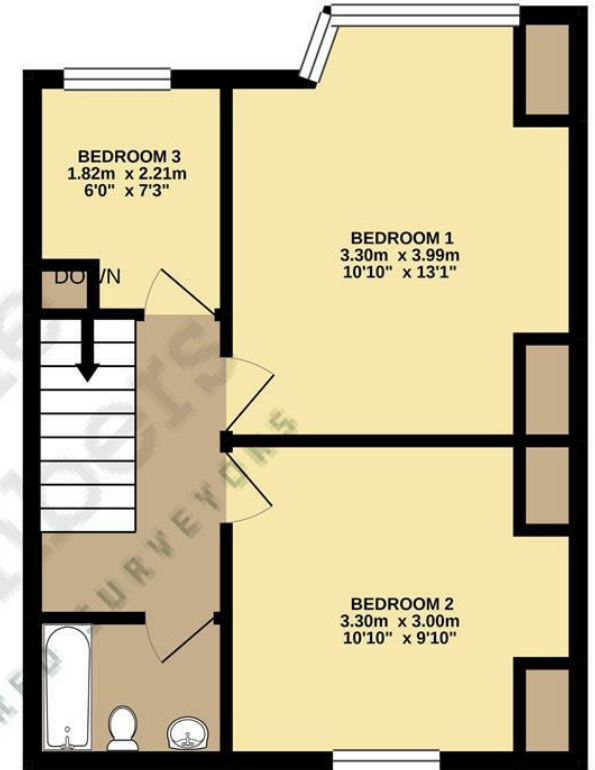
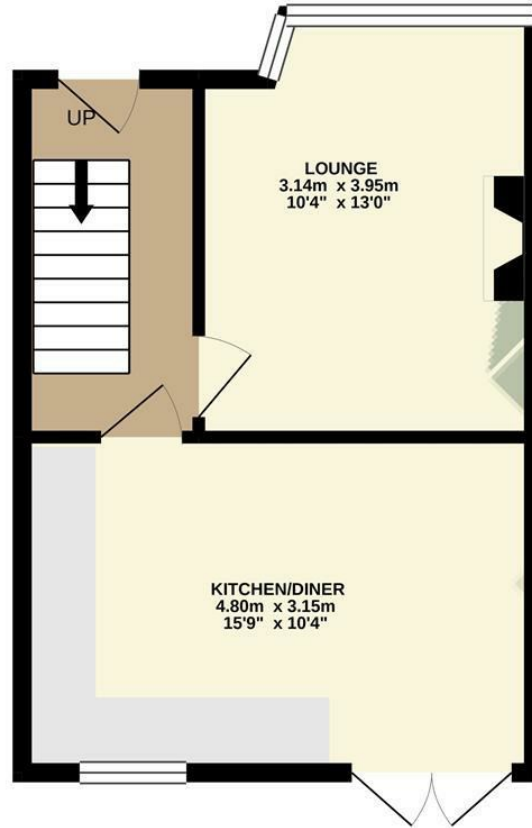




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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.

25 Silver Street, Enfield Town, Middlesex,
EN1 3EF

T: 0208 364 4118

E:

www.kings-group.net

