



Southbury Road, EN1 1QY
Enfield

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Kings Group – Enfield Town are pleased to present this spacious three bedroom 1930s terraced house, ideally situated within easy reach of everything Enfield Town has to offer. A variety of shops, restaurants, and everyday conveniences are just a short distance away, making this an excellent choice for those seeking comfort and accessibility in one of Enfield's most sought after locations. The property is also positioned within the catchment area of several highly regarded schools including George Spicer Primary School, Bush Hill Park Primary School, and Kingsmead School, making it particularly appealing to families.

Commuters will benefit from excellent transport connections with local bus routes, Bush Hill Park Station, and Enfield Town Station all close by, offering direct services into the City. For those travelling by car, the A10, M25, and A406 are also easily accessible, providing good links to surrounding areas and beyond.

Inside, the property offers a bright and welcoming reception room along with a generous kitchen and dining area that opens onto a south-facing rear garden, mainly laid to lawn and ideal for outdoor enjoyment. Upstairs features three well proportioned bedrooms and a three piece bathroom suite. There is also an additional loft room with its own en-suite shower room, adding flexible space for guests, home working or extended family use.

With green spaces such as Bush Hill Park and King George Playing Fields close by, this well-located property combines space, convenience, and access to nature, making it a fantastic opportunity for families looking to settle in a well-connected part of Enfield.

£500,000

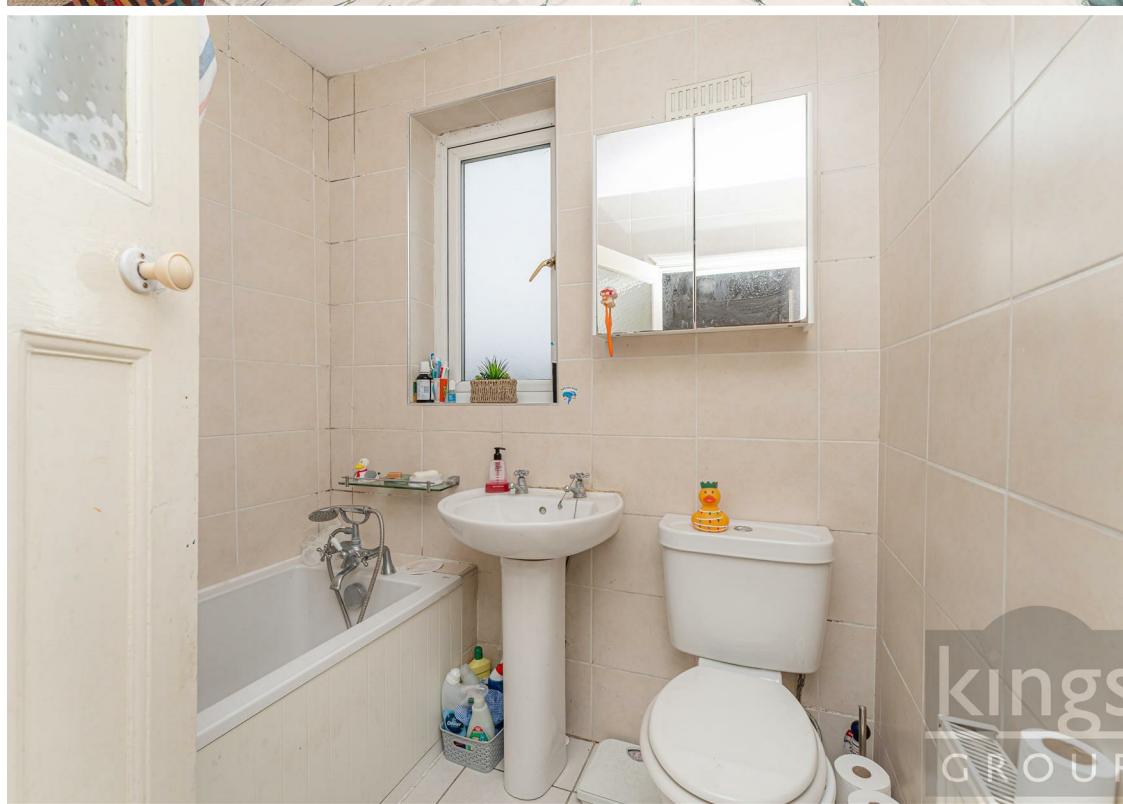


- A Spacious Three Bedroom 1930's Terrace House
- Sizeable Fitted Kitchen/Diner with Ample Work Top Space and Storage Units
- Reception Room with a Double Glazed Bay Window
- Within Catchment Area of Some of Enfield's Most Sought After Schools Including Kingsmead School, Bush Hill Park Primary School and George Spicer Primary School
- Ideal Family Home
- Additional Loft Room with En-Suite Shower Room
- South Facing Rear Garden
- First Floor Family Bathroom
- Easy Access to Transport Links Including Enfield Town Station and Bush Hill Park Station
- Within Close Proximity of Enfield Town Centre Boasting an Array of Local Shops and Amenities



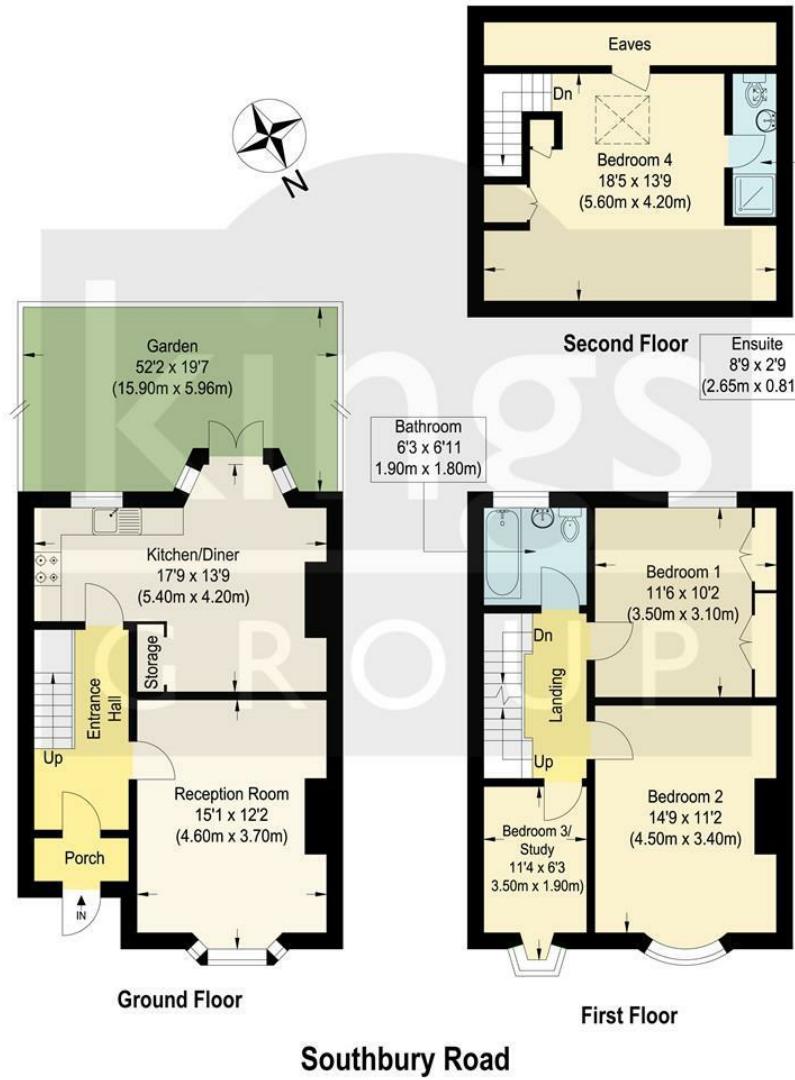






Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	EU Directive 2002/91/EC

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	EU Directive 2002/91/EC



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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