



Canning Square, EN1 4BH
Enfield

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Kings Group – Enfield Town are delighted to present this beautifully presented two double bedroom terraced house, tucked away on a highly sought after residential street.

Set just a short distance from the historic and picturesque Forty Hall Estate, offering an abundance of green spaces to enjoy. It is also conveniently located for local shops and amenities, including David Lloyd, with Enfield Town Centre and nearby retail parks only a short drive away. Commuters benefit from excellent transport links, with local bus routes, Turkey Street Station offering direct access into Central London, and easy access to the A10, M25, and A406. Families will appreciate the property's location within the catchment area of highly regarded schools such as Worcesters Primary School and Carterhatch Infant and Junior Schools.

The home is presented in turnkey condition and offers a welcoming hallway leading into a modern open-plan fitted kitchen and living area, filled with natural light. The ground floor also features a convenient downstairs WC. Upstairs, there are two generously sized double bedrooms, with the master boasting a large built in storage cupboard and large floor to ceiling windows, creating a bright and airy feel, alongside a three piece bathroom suite. Externally, the property offers a well maintained, mainly lawned rear garden, off street parking with an electric car charging point, and solar panels.

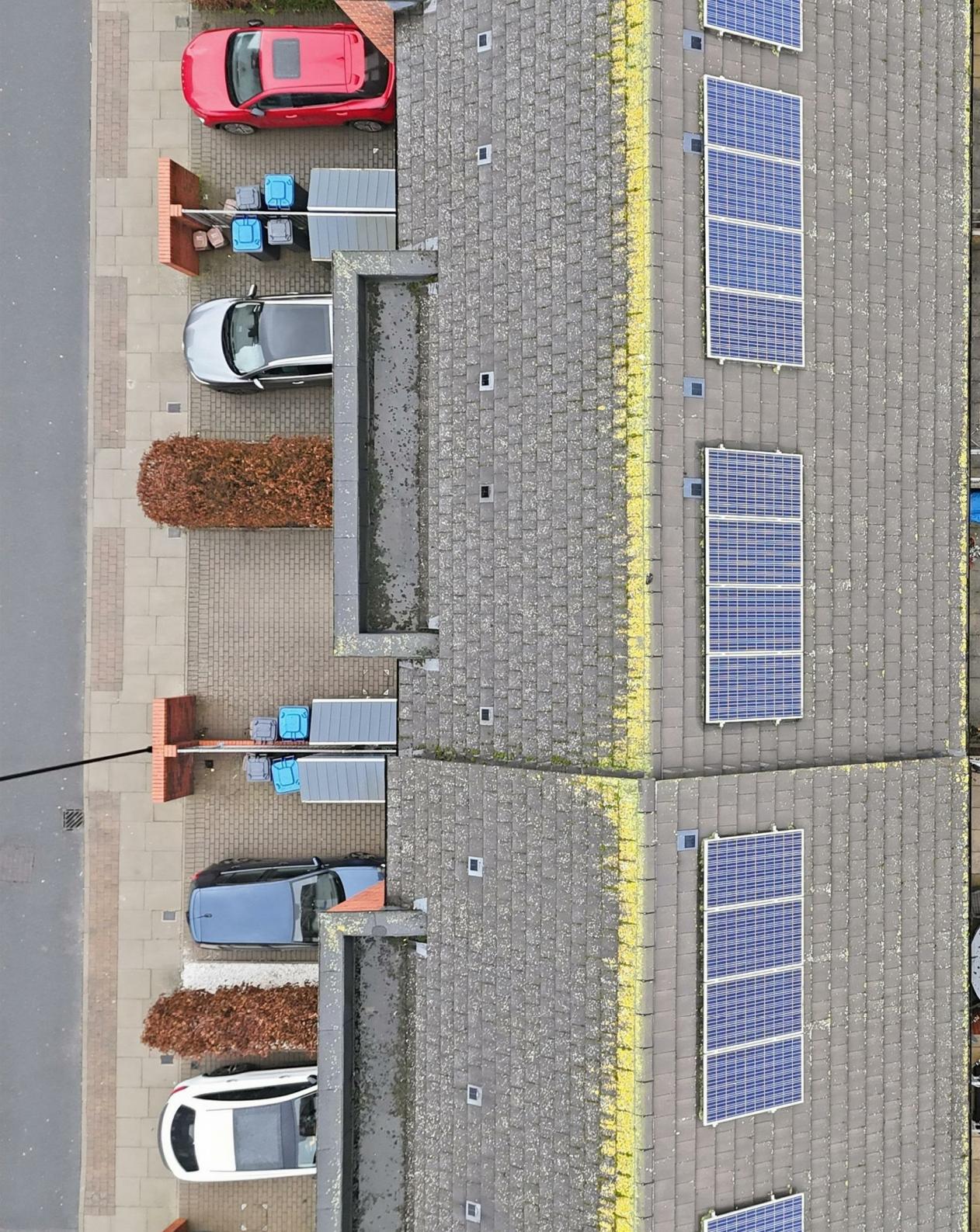
This stunning home is perfect for first time buyers, young families, or investors, offering a rare opportunity to move straight into a beautifully maintained property in one of Enfield's most desirable locations.

£465,000



- A Well Proportioned and Immaculately Presented Terraced Home Featuring Two Generous Double Bedrooms.
- Downstairs WC and Upstairs Bathroom
- A Well Presented Mainly Laid to Lawn Rear Garden
- Ideally Located Within Close Proximity of Local Bus Routes and Turkey Street Station, Offering Direct Access to London Liverpool Street
- Close to Shops and Amenities, Including David Lloyd Club, with Enfield Town Centre and Retail Parks a Short Drive Away
- An Open Plan, Modern Fitted Kitchen Seamlessly Flowing into the Living Room
- Off Street Parking with Electric Charging Point
- Solar Panels Installed
- Conveniently Located for Access to the A10, M25 and A406, Appealing to Commuters
- Within Catchment Area of Highly Regarded Schools Including Worcesters Primary School and Carterhatch Infant and Junior Schools





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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		
(81-91) B		83	83
(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		

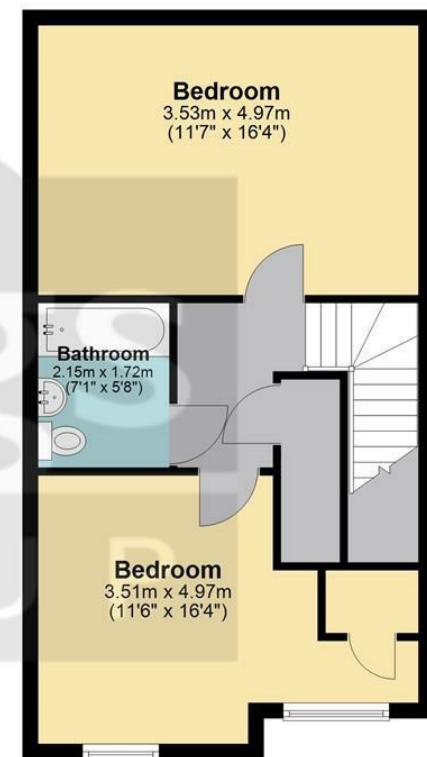
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A		
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



Ground Floor



First Floor



Total area: approx. 92.7 sq. metres (997.8 sq. feet)

All measurements have been taken as a guide to prospective buyers only and are not precise. This plan is for illustrative purposes only and no responsibility for any error, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Measurements may have been taken from the widest area and may include wardrobe/cupboard space. No guarantee is given to any measurements including total areas. Buyers are advised to take their own measurements.

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Plan produced using PlanUp.□

Canning Square

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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