



www.kings-group.net

25 Silver Street
Enfield Town EN1 3EF
Tel: 0208 364 4118

Uvedale Road, Enfield, EN2 6HD



£360,000

Kings Group - Enfield Town are pleased to offer this TWO BEDROOM TOP FLOOR MAISONETTE on Uvedale Road in Enfield, which is located within easy reach of Enfield Town Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line (underground) at Seven Sisters. The property is also conveniently placed for local shops and amenities including Enfield's Retail Park and the David Lloyd Leisure Centre. The A10 /A406 and M25 are also 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 St Andrews CofE Primary Schools.

The accommodation comprises reception, kitchen, two bedrooms and bathroom. Early viewing is recommended, so in order to avoid disappointment call us today on 0208 364 4118 to book your accompanied viewing.

- This property also has the benefit of its own private garage.

Hallway

Entrance to stairs leading to the first floor and underground cellar with storage.

Reception Room

19'1 x 11'10 (5.82m x 3.61m)

Double glazed windows to the rear aspect, radiator, laminate flooring, power points and TV aerial point.

Kitchen

9'7 x 9'4 (2.92m x 2.84m)

Double glazed windows to the side aspect, tiled splash back walls, laminate flooring, granite effect work surfaces, integrated cooker, gas oven, gas hob, double drainer unit sink, plumbing for washing machine and power points.

Bedroom One

17'8 x 9'11 (5.38m x 3.02m)

Double glazed windows to the front aspect, double radiator, carpeted flooring, fitted wardrobes, power points and built in storage cupboards.

Bedroom Two

10'11 x 9'2 (3.33m x 2.79m)

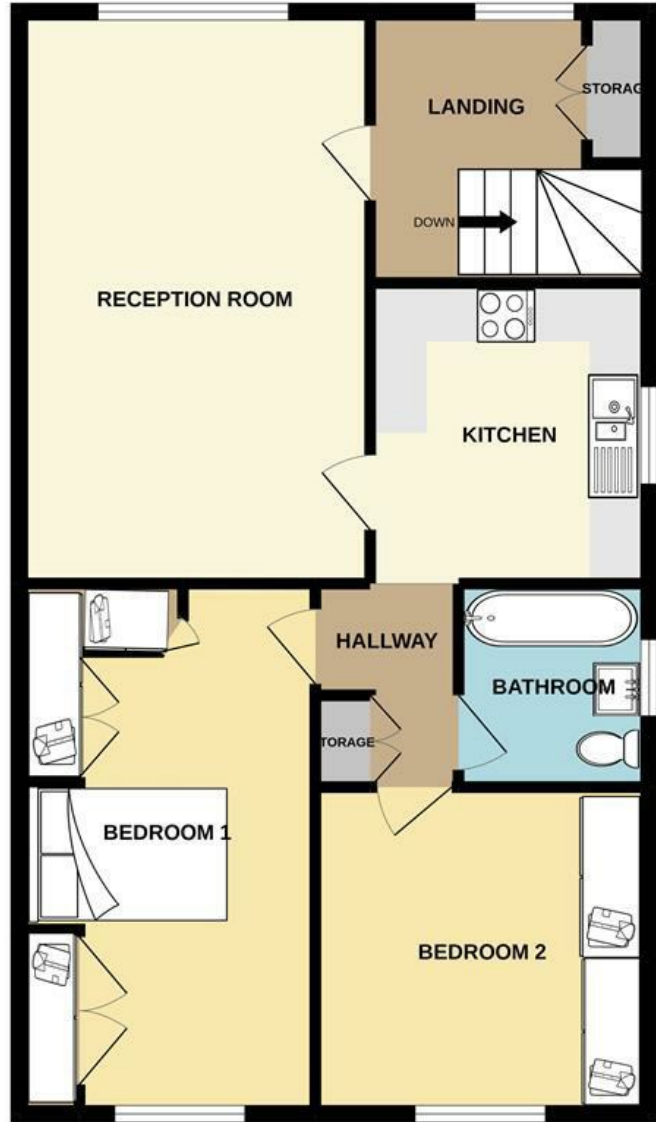
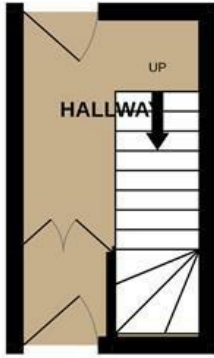
Double glazed windows to the font aspect, double radiator, carpeted flooring, fitted wardrobes and power points.

Bathroom

6'4 x 6'3 (1.93m x 1.91m)

Double glazed opaque windows to the side aspect, corner bath with shower attachment, towel rail, wash basin with storage unit under, low level wc and extractor fan.





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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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 (CO₂) 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	