



Chatsworth Drive, EN1 1EY  
Enfield









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Kings Group - Enfield Town are delighted to offer this beautifully presented THREE BEDROOM END OF TERRACE HOUSE which is located within walking distance of Bush Hill Park Overground Station which offers fast links into London Liverpool Street with connections to the Victoria Line at Seven Sisters. The property is also conveniently located for access to the A10 / A406 / M25 all of which offer good road links to the surrounding areas. Local shops and amenities are also nearby. This ideal family home falls within the catchment areas of some of Enfield's most sought after schools including Galliard Primary, Raglan Primary and Bush Hill Park Primary Schools. The accommodation comprises lounge, fitted kitchen, downstairs cloakroom / utility room, three bedrooms and family bathroom. The property benefits from having an approximate 67ft rear garden. Early viewing is recommended - call us today on 0208 364 4118 to book an appointment.

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## Offers In Excess Of £450,000



- **Three Bedroom End of Terrace**
- **Within Catchment of Sought After Local Schools**
- **Downstairs Cloakroom / Utility Room**
- **Easy Access to A10 / A406 / M25**

### **Entrance Hallway**

UPVC double glazed opaque window to front aspect, stairs to first floor, double radiator, under stairs storage cupboard, cupboard housing gas and electric meters, power points, laminate wood style flooring. Doors to

### **Downstairs Cloakroom / Utility Room 7'49 x 6'28 (2.13m x 1.83m)**

UPVC double glazed opaque window to side aspect, wash hand basin with mixer tap, low level WC, plumbing for washing machine, space for tumble dryer, inset spot lights, extractor fan, laminate wood style flooring.

### **Lounge 22'85 x 11'48 (6.71m x 3.35m)**

UPVC double glazed window to front aspect, coving to ceiling, two double radiators, telephone point, TV point, power points, laminate wood style flooring.

### **Fitted Kitchen 16'26 x 8'85 (4.88m x 2.44m)**

UPVC double glazed window to rear aspect, range of base and eye level units with marble effect work surfaces, tiled splash backs, electric hob, gas hob, inset spot lights, integrated fridge freezer, UPVC double glazed French Doors to rear aspect, stainless steel sink and drainer unit with mixer tap, chimney style extractor, power points, tiled flooring.

### **First Floor Landing**

Doors to

### **Bedroom One 12'60 x 10'46 (3.66m x 3.05m)**

UPVC double glazed window to front aspect, double radiator, inset spot lights, power points.

### **Bedroom Two 10'50 x 10'01 (3.05m x 3.07m)**

UPVC double glazed window to rear aspect, fitted

- **Walking Distance of Bush Hill Park Overground Station**
- **Close to Local Shops & Amenities**
- **Approx 67ft Rear Garden**

wardrobes, inset spot lights, double radiator, power points, laminate wood style flooring.

### **Bedroom Three 6'23 x 6'23 (1.83m x 1.83m)**

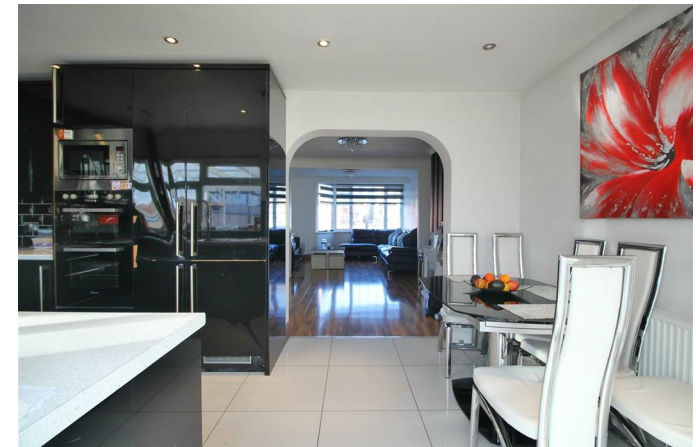
UPVC double glazed window to front aspect, single radiator, built in storage cupboard, power points, laminate wood style flooring.

### **Bathroom 6'10 x 5'48 (2.08m x 1.52m)**

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

### **Garden 67'56 x 19'60 (20.42m x 5.79m)**

Mainly laid to lawn with plant and shrub borders, patio area, wooden garden shed, side and rear pedestrian access, outside tap, outside security lighting.









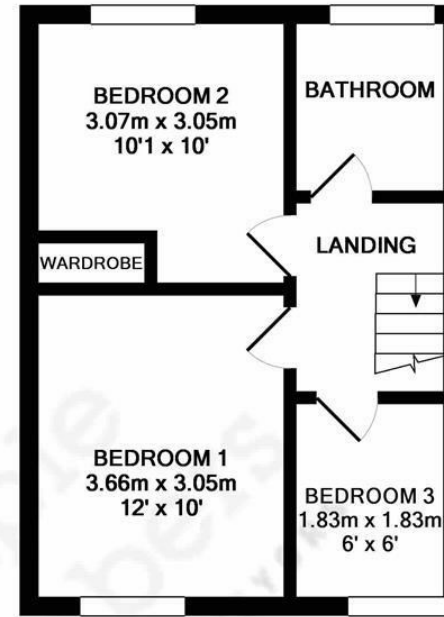
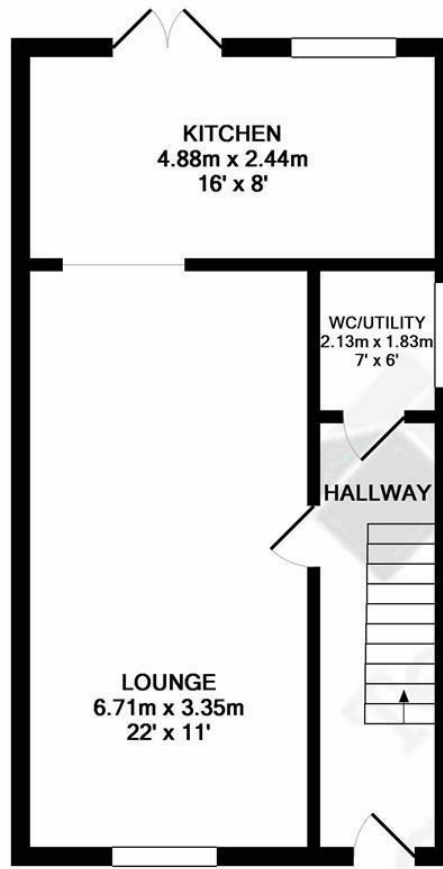








Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>		(92 plus) <b>A</b>	
(81-91) <b>B</b>		(81-91) <b>B</b>	
(69-80) <b>C</b>		(69-80) <b>C</b>	
(55-68) <b>D</b>		(55-68) <b>D</b>	
(39-54) <b>E</b>		(39-54) <b>E</b>	
(21-38) <b>F</b>		(21-38) <b>F</b>	
(1-20) <b>G</b>		(1-20) <b>G</b>	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO <sub>2</sub> emissions	
<b>85</b>	<b>44</b>	<b>85</b>	<b>40</b>
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC



GROUND FLOOR  
APPROX. FLOOR  
AREA 45.3 SQ.M.  
(488 SQ.FT.)

1ST FLOOR  
APPROX. FLOOR  
AREA 33.2 SQ.M.  
(357 SQ.FT.)

CHATWORTH DRIVE  
TOTAL APPROX. FLOOR AREA 78.5 SQ.M. (845 SQ.FT.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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.

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